



2208 4TH AVENUE

SDCI #3029948
EARLY DESIGN GUIDANCE MEETING #3
AUGUST 28, 2018



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DEVELOPMENT OBJECTIVES:

At the beginning of the design process, the design team and the owner came together for an intensive kickoff charrette to identify the key goals and priorities for the project. What emerged from this process were a set of guiding principles that the entire team endeavors to embody in the designs put forward.

At the core of these guiding principles is the desire to create a building that truly feels like home to its residents. We believe that home begins not in the building, but in the neighborhood. The proposed preferred alternatives take significant steps to respect the existing neighborhood character and scale, while enhancing the quality of the pedestrian street life, and adding to the vibrancy of the community.

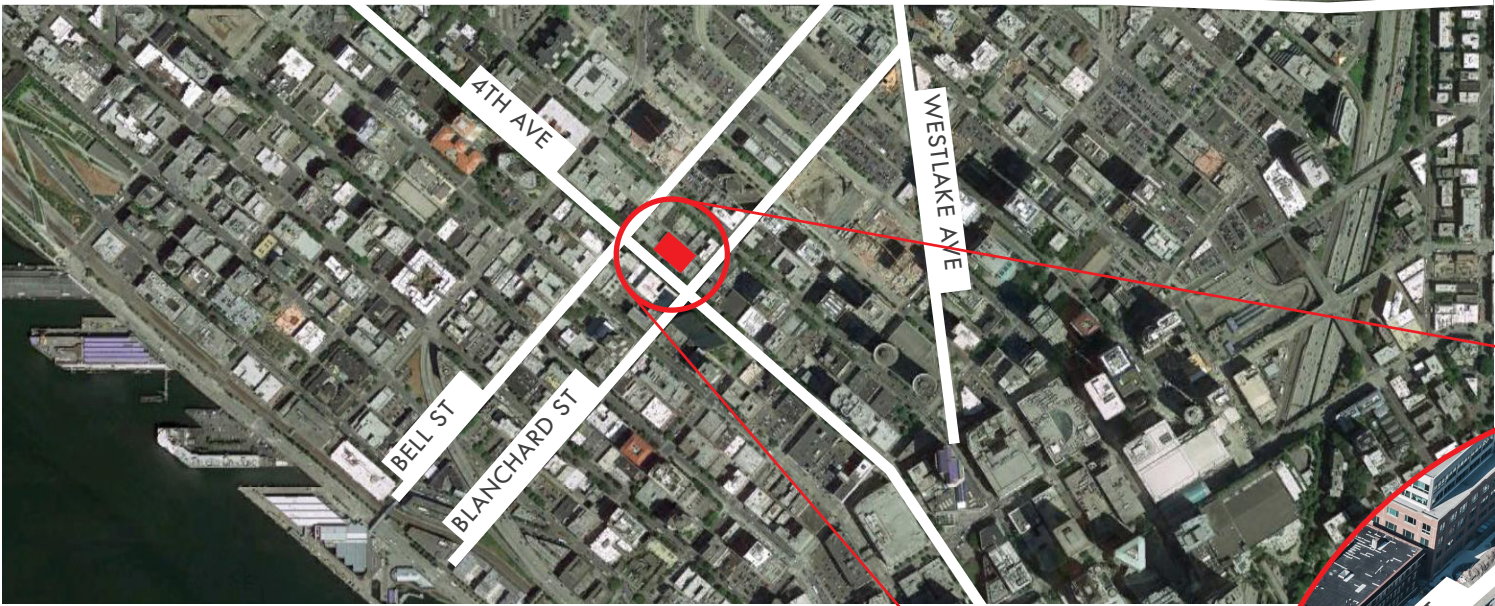
In addition, the owner has taken substantial steps to engage with community members and organizations, in order to understand their goals and priorities, and to work with them to determine how the proposed project can best integrate into their neighborhood.

The proposed project is a 30-story residential tower, with ground level retail, and below-grade parking. The proposed design includes a generous ground plane with double-height retail and connection to the alley. The design also proposes a lower podium that is more in keeping with the scale of the neighborhood and adjacent character buildings. The podium includes 10 three-bedroom units and flexible outdoor space, providing homes in which families can grow without leaving the city. The tower is massed and located with the views from the public realm and the quality of the outdoor spaces in mind.

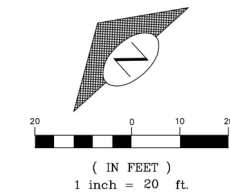
This project team has a history of delivering exceptional, high-quality projects. We are excited to work with the city and the neighborhood to develop a design that builds upon the best that Belltown has to offer.

OPTION STATISTICS:

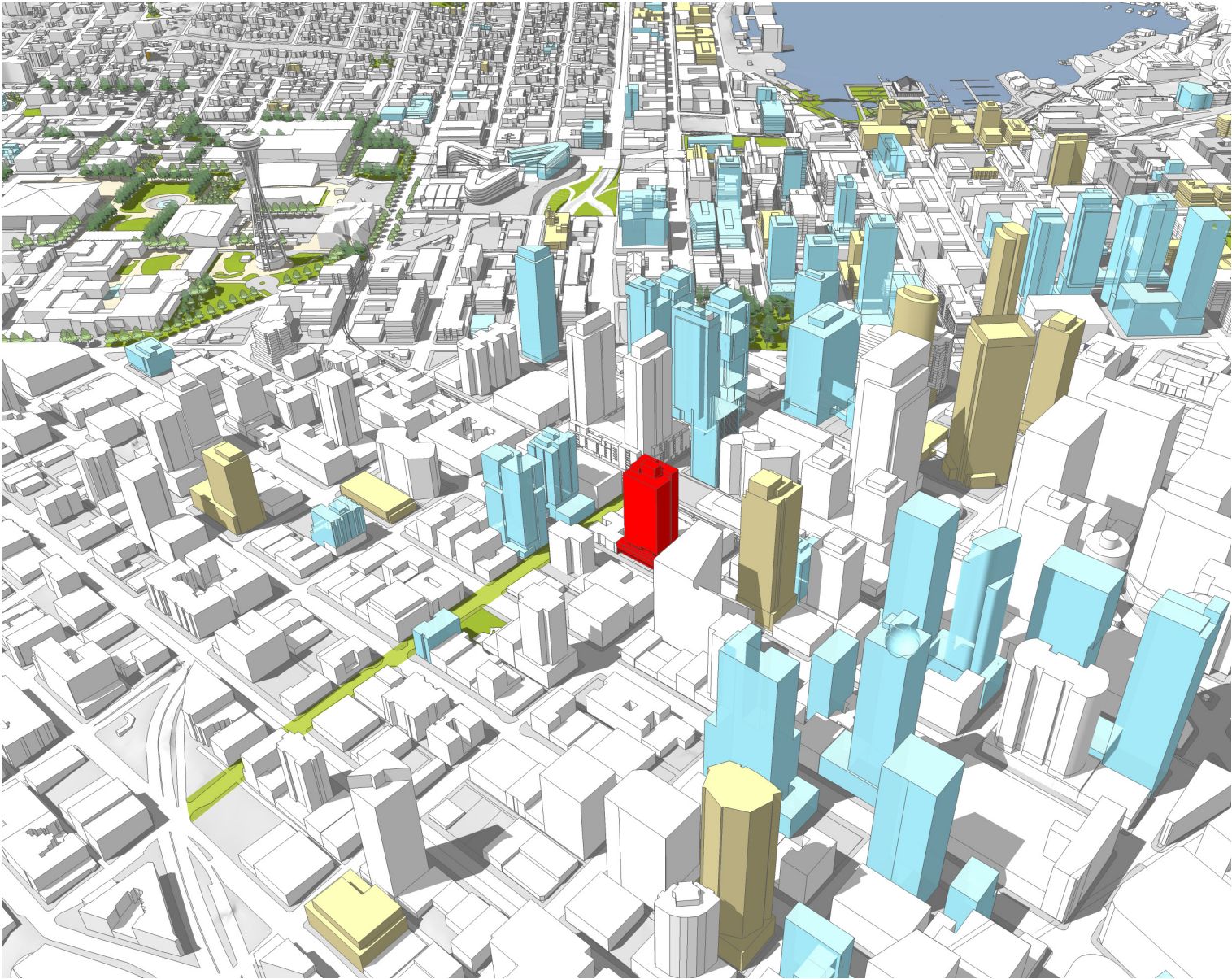
SITE AREA (SF)	19,440
APARTMENT UNITS	320
FLOOR AREA ABOVE GRADE (SF)	317,000
GROUND LEVEL RETAIL AREA (SF)	7,000
PARKING STALLS	160
NUMBER OF FLOORS ABOVE GRADE	30



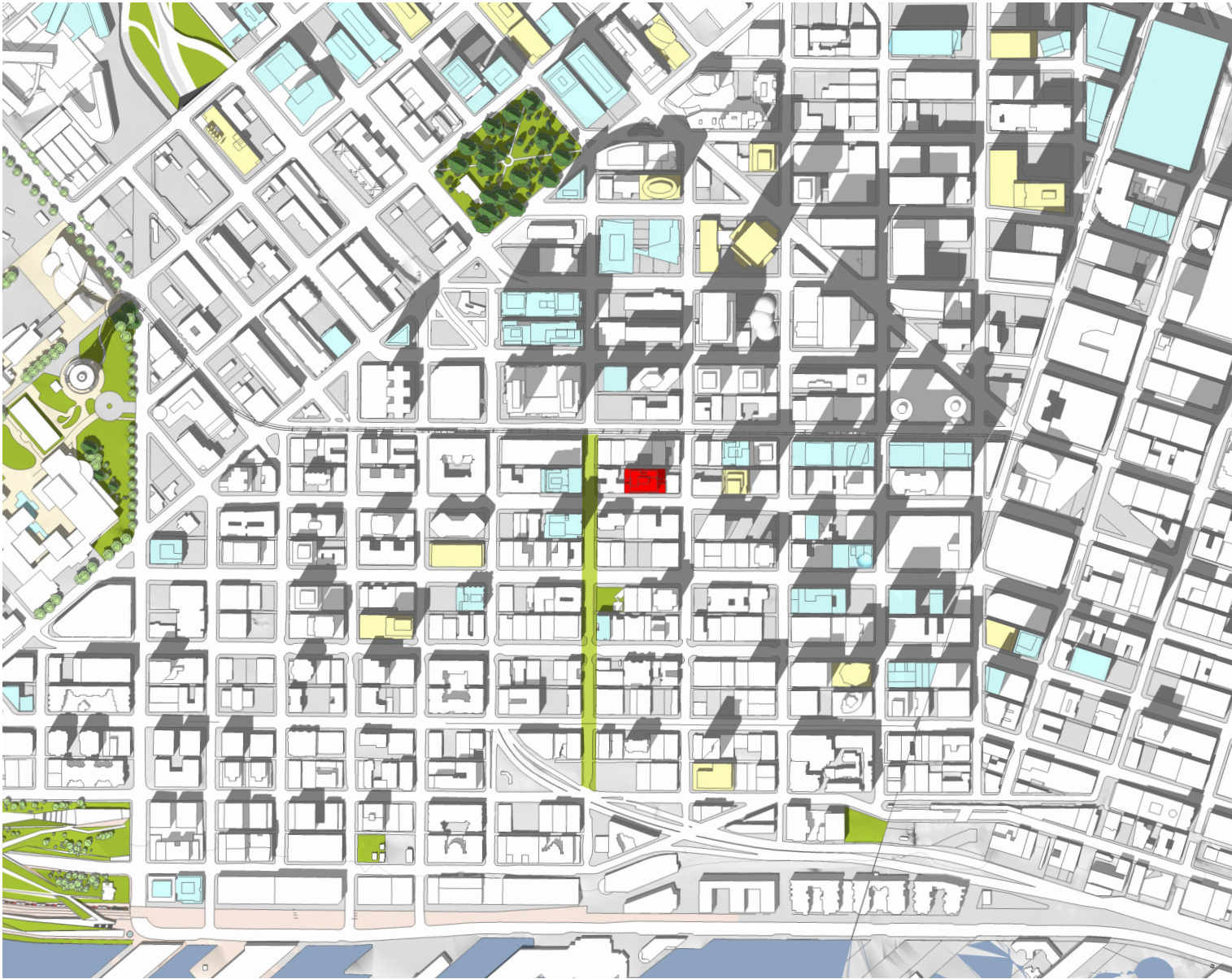




A DEVELOPING CONTEXT



AERIAL VIEW OF PROJECT SITE LOOKING NORTH

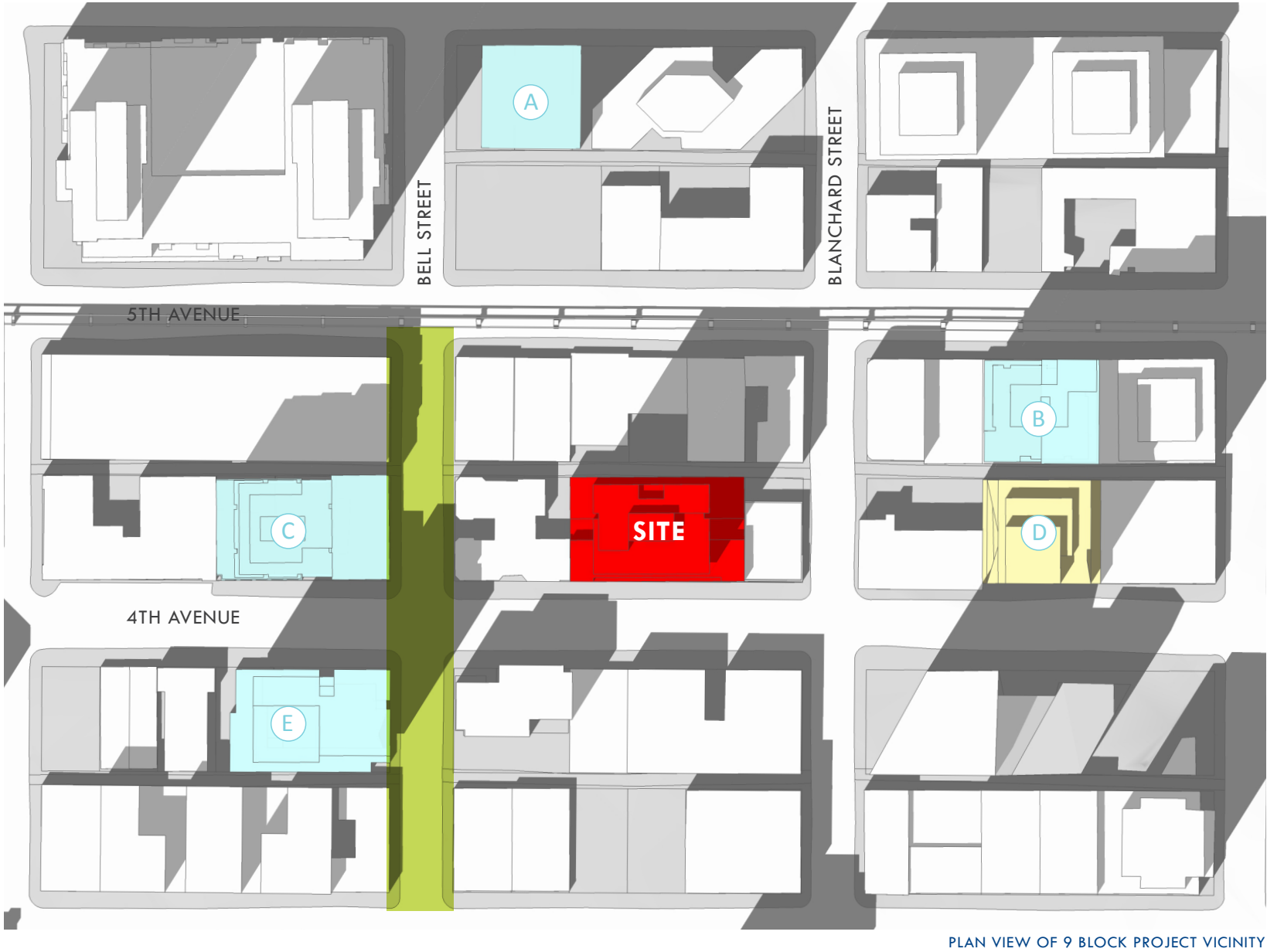


PLAN VIEW OF PROJECT VICINITY

LEGEND

- IN APPLICATION STAGE/DESIGN REVIEW
- UNDER CONSTRUCTION
- PROJECT SITE





- LEGEND
- IN APPLICATION STAGE/DESIGN REVIEW
 - UNDER CONSTRUCTION
 - PROJECT SITE

A DEVELOPING CONTEXT

The Belltown neighborhood is developing rapidly. In the blocks surrounding the site, there are several projects proposed, underway, or recently completed. The diagram to the left outlines these, and gives a better sense of the context into which the 2208 4th Avenue project will be integrating.



A 2229 6th Avenue



B 2121 5th Avenue



C Team Rise Bell Tower

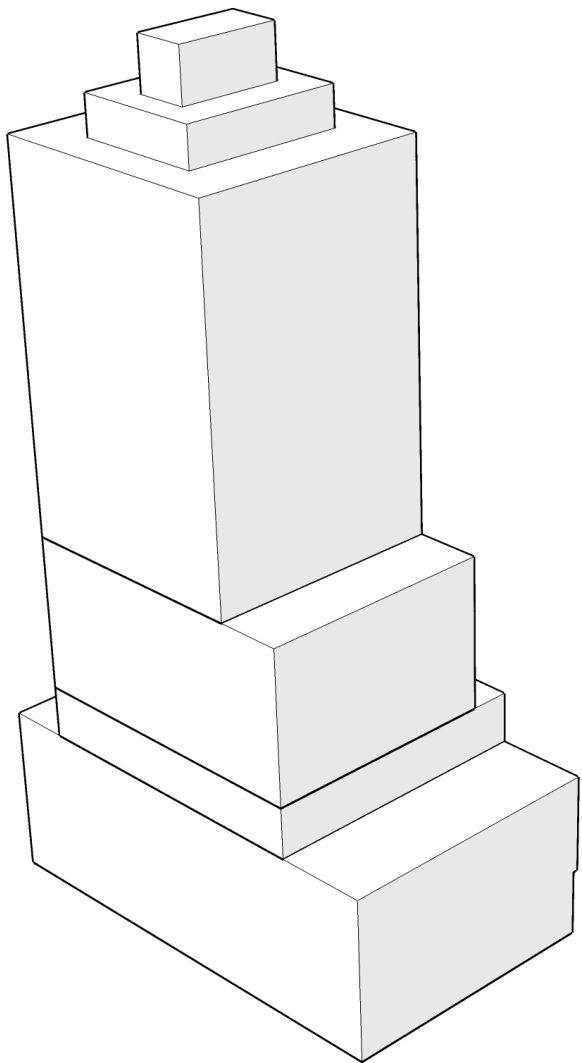


D 2116 4th Avenue



E 314 Bell Street

PROJECT KICKOFF



ZONING ENVELOPE

COMMUNITY MEMBERS ENGAGED IN DEVELOPMENT OF PREFERRED DESIGN

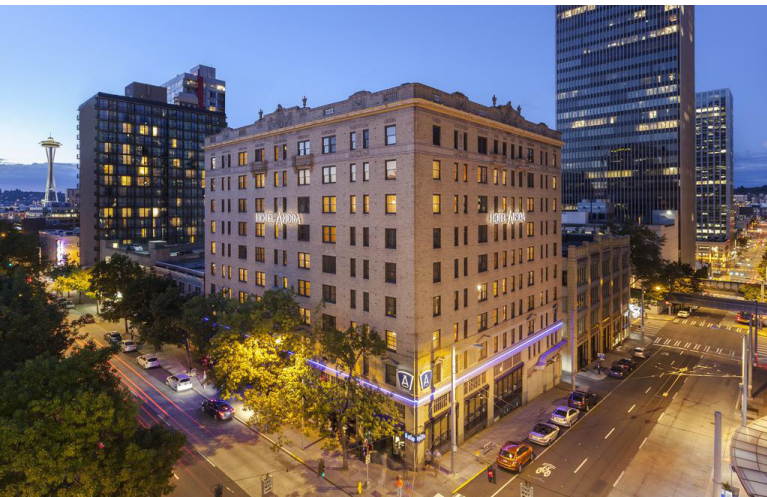
- BELLTOWN BUSINESS ASSOCIATION (REPRESENTING OVER 60 LOCAL BUSINESSES)
- BELLTOWN COMMUNITY COUNCIL
- INDIVIDUAL COMMUNITY LEADERS
- NEIGHBORS

WHAT WE HEARD FROM THE COMMUNITY

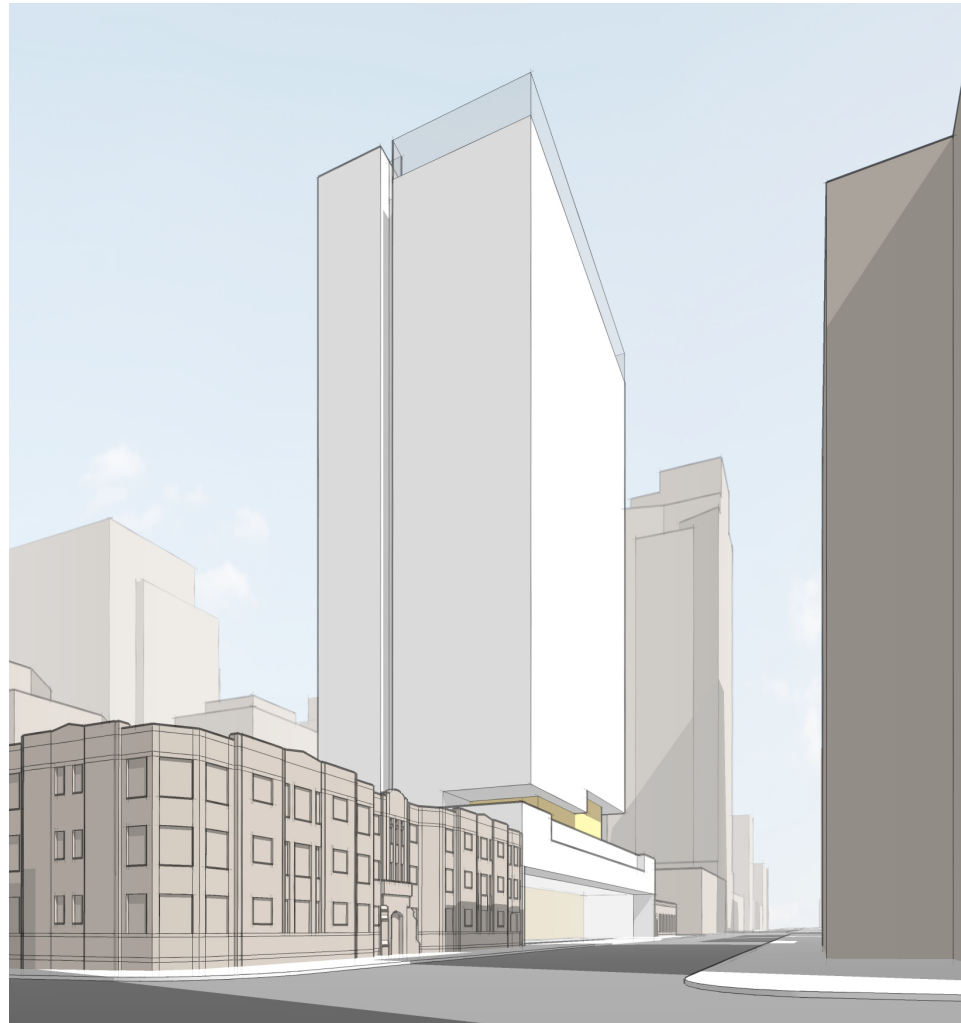
- OVERWHELMING COMMUNITY SUPPORT FOR THE PROJECT GOALS AND DESIGN DIRECTION
- RESPECT VIEWS ALONG 4TH AVENUE PARADE ROUTE
- SYMPATHETIC AND RESPECTFUL TO ADJACENT CHARACTER BUILDINGS
- STREET ACTIVATION
- CONNECTION TO BELL STREET PARK
- DIVERSITY OF TENANCY
- RESPOND TO THE LEGACY OF THE ARTS IN BELLTOWN
- CONNECTION FROM 4TH AVENUE TO ALLEY, EITHER AS THROUGH-BLOCK OR ACTIVATED ALLEY FRONTAGE

BELLTOWN’S NEIGHBORHOOD PRIORITIES

- THE PRESERVATION AND ENHANCEMENT OF EXISTING NEIGHBORHOOD CHARACTER
- A VIBRANT, PEDESTRIAN-FRIENDLY STREETScape

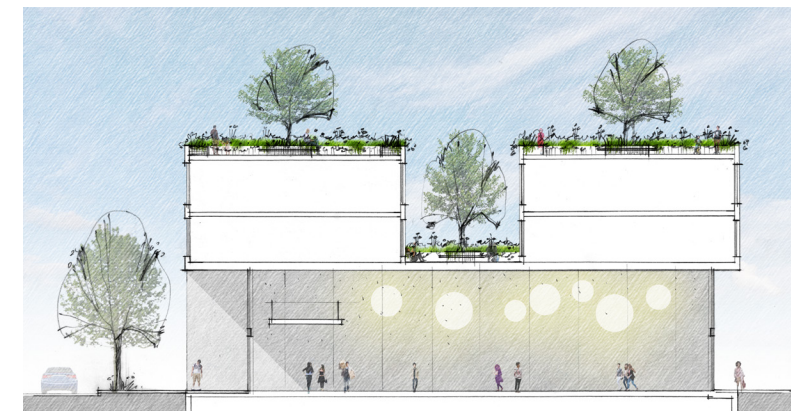
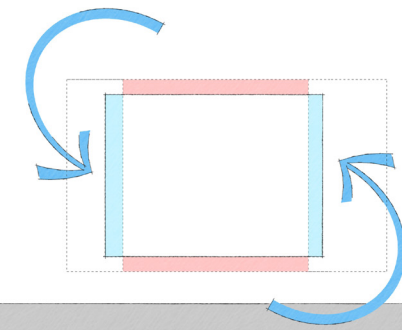
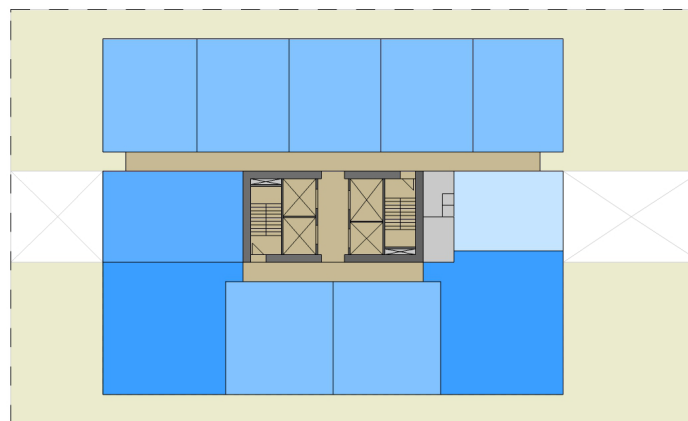
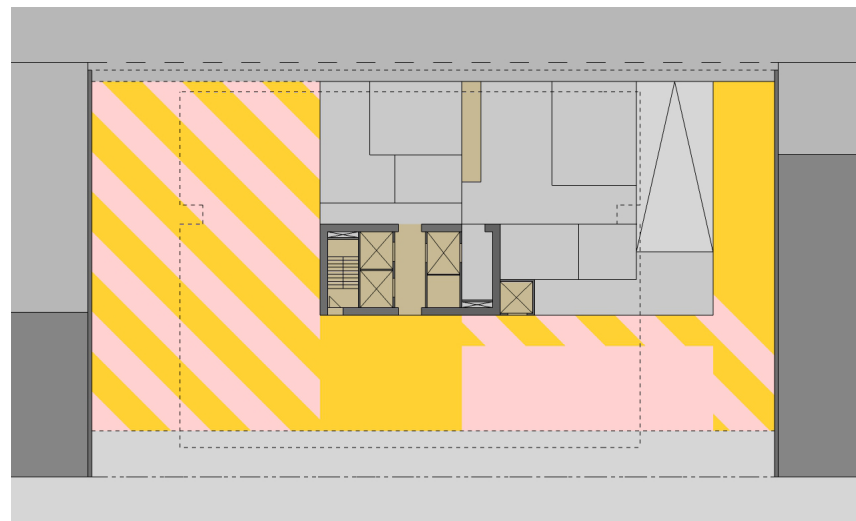


EDG 1 - DESIGN SUMMARY

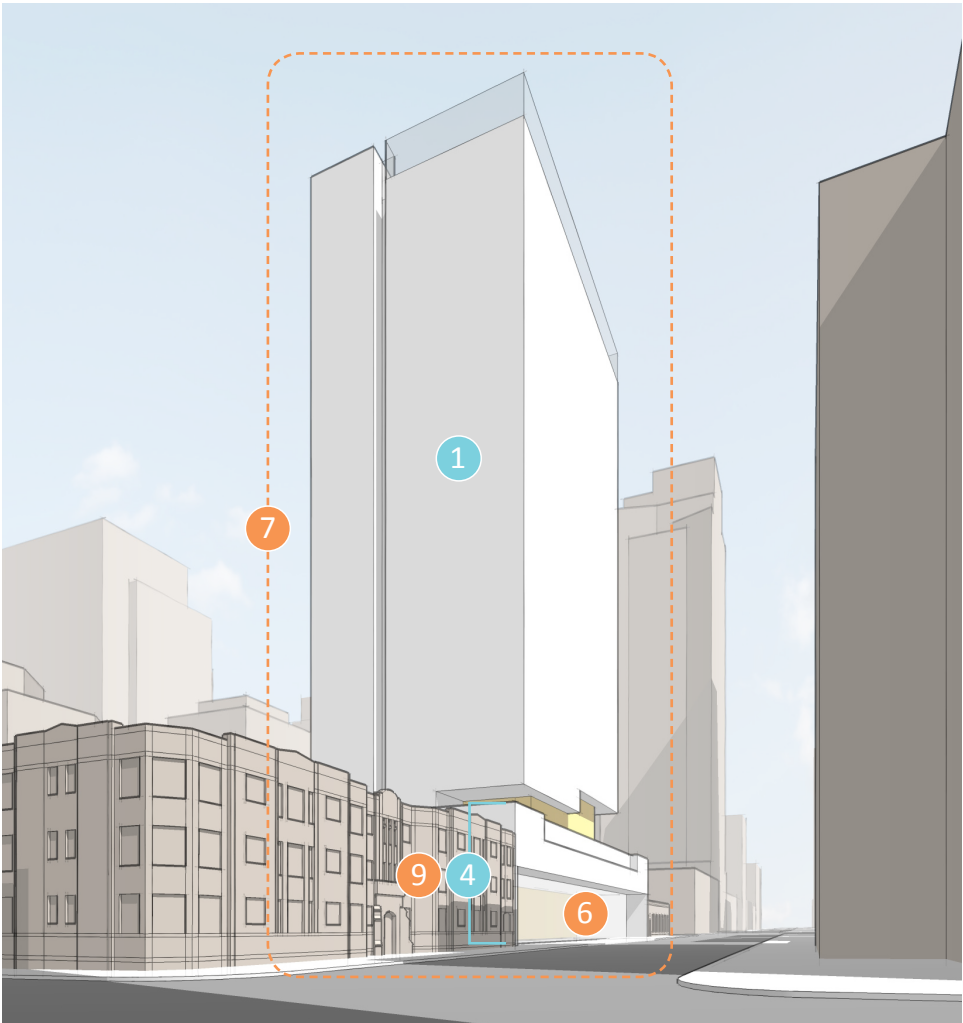


DESIGN RESPONSE

- **SIMPLIFIED TOWER FORM**
 - RESPONSIVE TO TOWER EXPERIENCE ALONG 4TH AVENUE
 - NARROWING THE TOWER EAST-WEST, AND MODULATING THE NORTH AND SOUTH FACADES
- **A CONTEXTUAL PODIUM**
 - A GROUND LEVEL SCALE SYMPATHETIC TO ADJACENT CHARACTER BUILDINGS
 - REFERENCES TO EXISTING DATUMS
- **ACTIVATED PODIUM, ACTIVATED STREET**
 - A LOWER PODIUM CONNECTS THE ENERGY OF THE BUILDING TO THE STREET AND NEIGHBORHOOD
 - ACTIVE USES ATOP ARE BETTER CONNECTED TO THE STREET
- **CIVIC-SCALED RETAIL**
 - AN EXCEPTIONALLY TALL RETAIL LEVEL - IMPROVES VISIBILITY AND CREATES A SCALE THAT INVITES THE PUBLIC INTO THE SPACE
- **GENEROUS GROUND PLANE**
 - GENEROUS 12 FOOT SETBACK ALONG 4TH AVENUE
- **ACTIVATING THE ALLEY**
 - A POROUS GROUND PLANE THAT SPANS FROM THE STREET TO THE ALLEY



EDG 1 - BOARD GUIDANCE

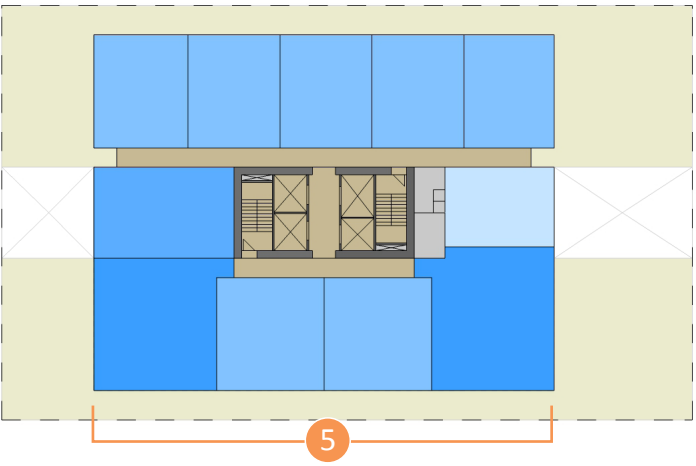
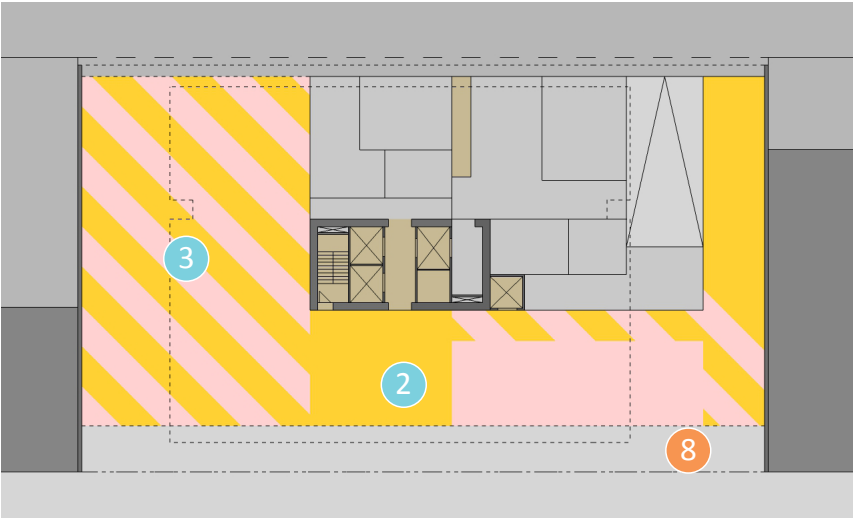
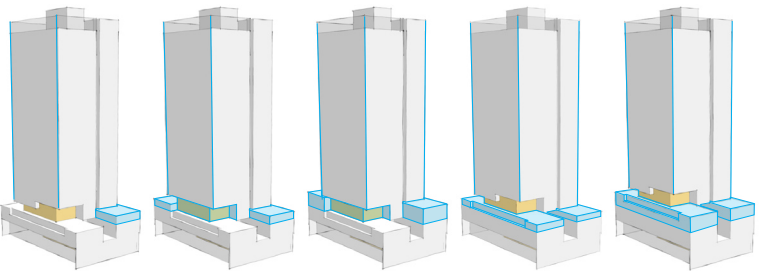
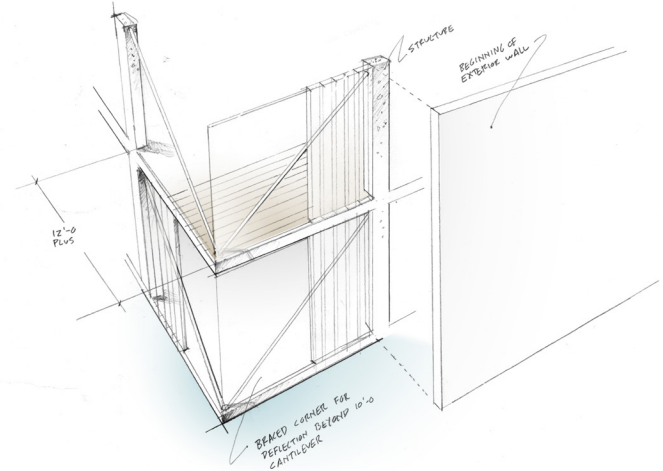
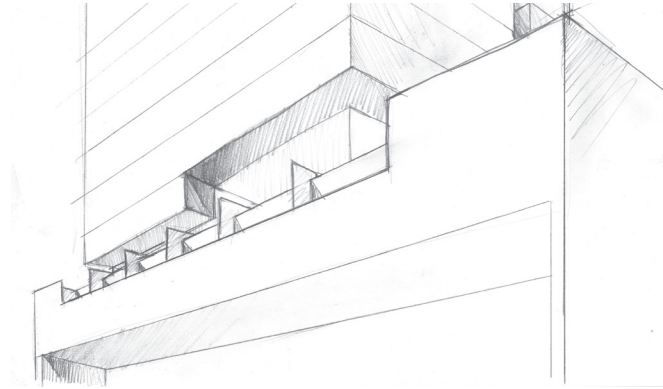


THE BOARD EXPRESSED SUPPORT FOR...

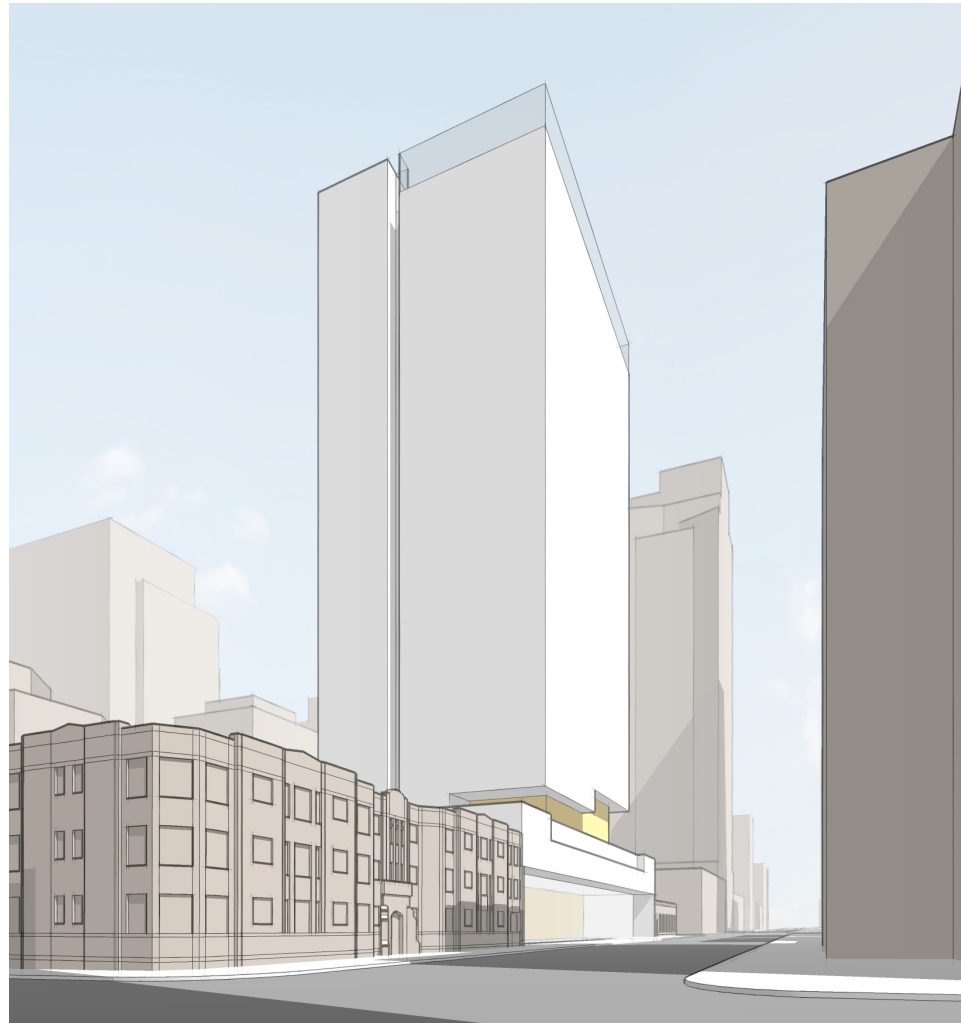
- 1 SIMPLE TOWER FORM
- 2 STREET USES & SETBACK ALONG 4TH AVENUE
- 3 CONNECTION TO THE ALLEY & GREAT ROOM
- 4 SCALE & TRANSPARENCY OF THE PODIUM

THE BOARD REQUESTED ADDITIONAL STUDY OF...

- 5 TOWER WIDTH ALONG 4TH AVE, INCORPORATED INTO DESIRED SIMPLE TOWER FORM
- 6 STREET LEVEL FACADE ARTICULATION
- 7 MATERIALITY ADVANCEMENT
- 8 CANOPY COVERAGE & PEDESTRIAN PATH
- 9 CONSIDER A TALLER PODIUM

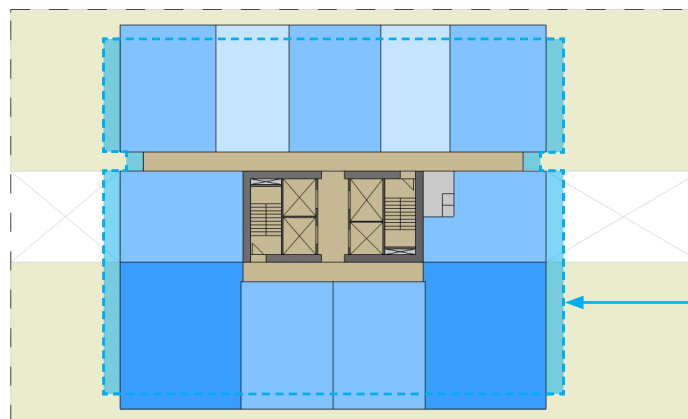
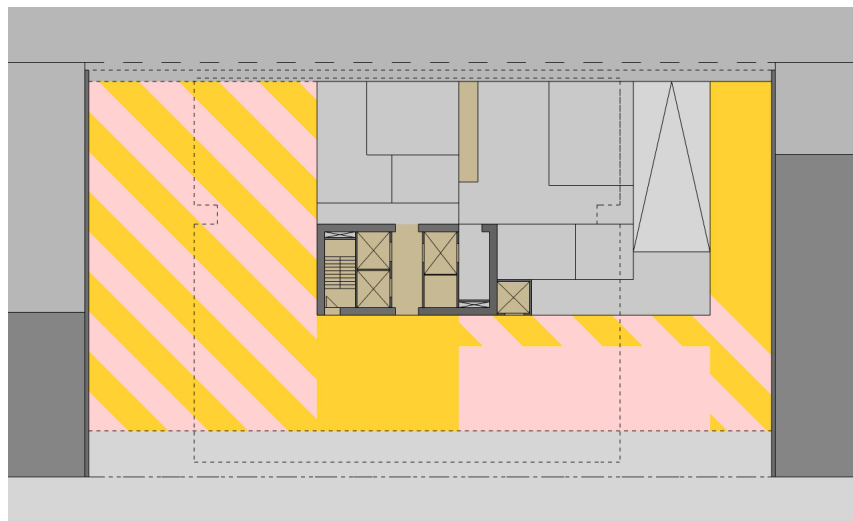


EDG 2 - DESIGN SUMMARY

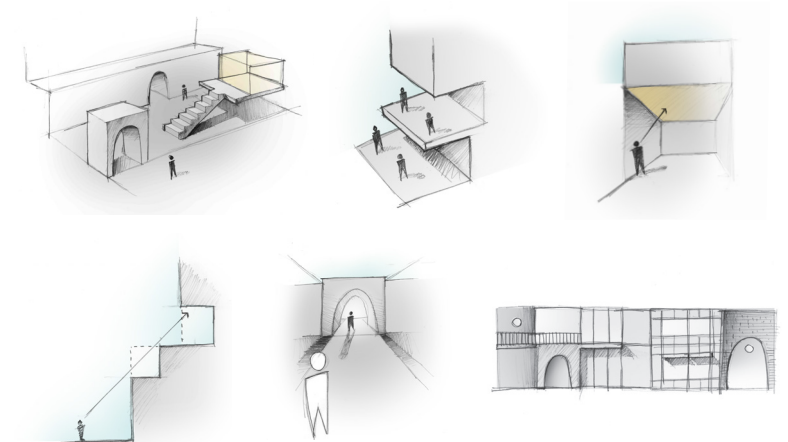
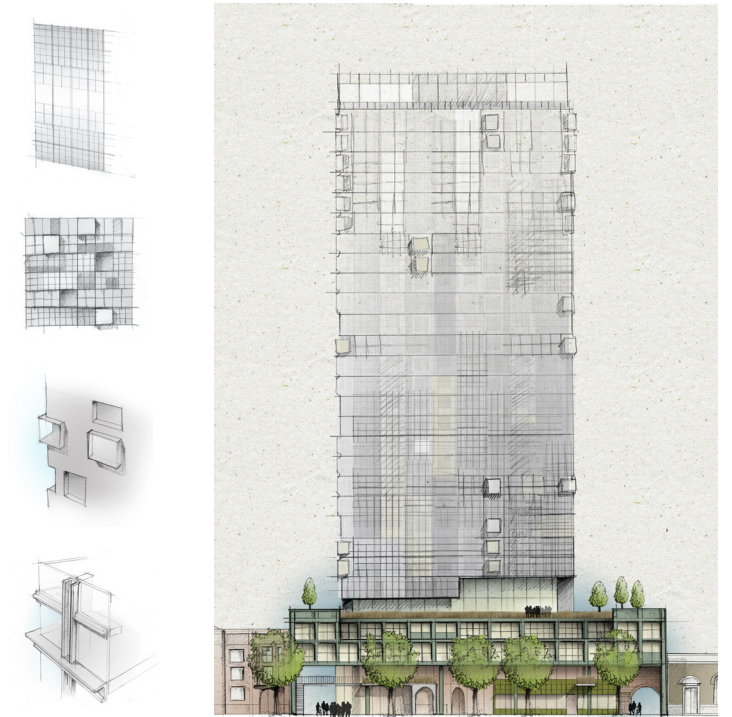


DESIGN RESPONSE

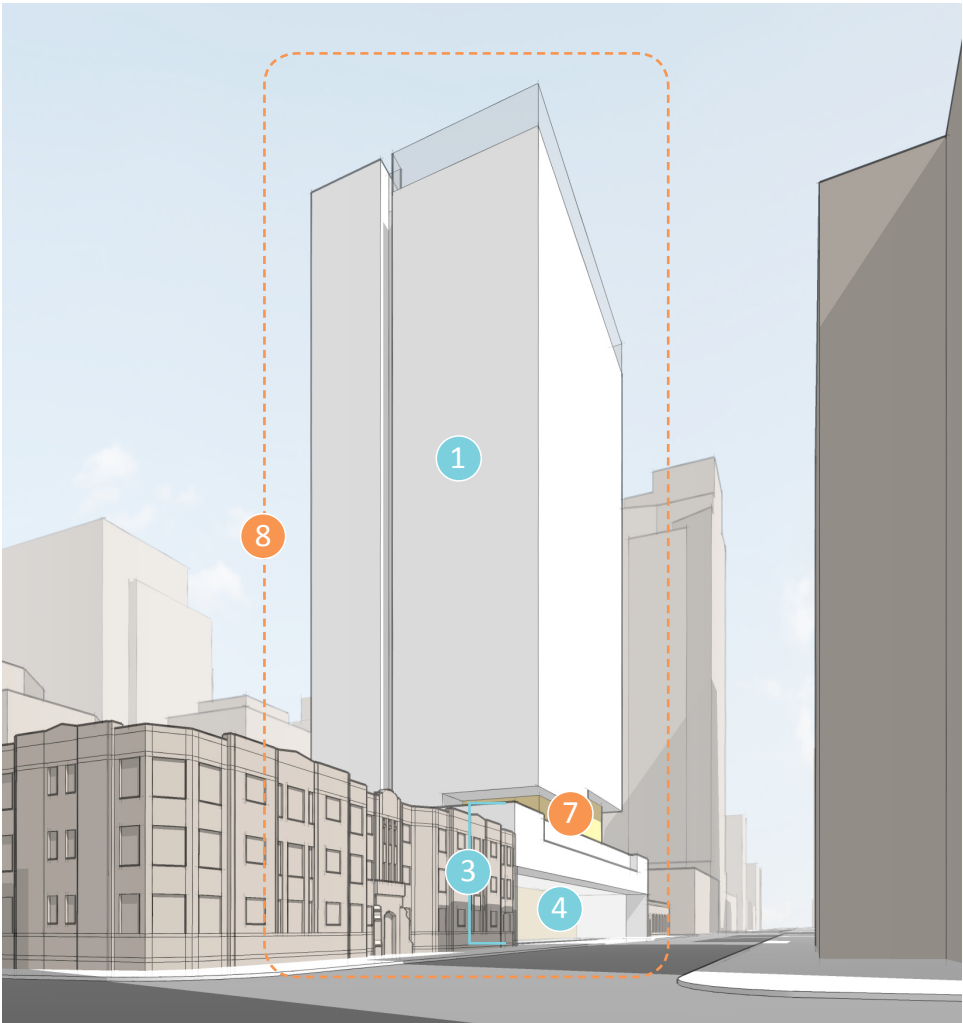
- **RETAINED DESIRED SIMPLE TOWER FORM**
- **TOWER WIDTH**
 - TOWER WIDTH REDUCED FROM 120' TO 111' ALONG 4TH AVE
 - TOWER DEPTH INCREASED FROM 92'-8" TO 100'
- **STREET LEVEL FACADE ARTICULATION**
 - STREET LEVEL CONCEPTS ADVANCED
 - LEGIBILITY
 - HUMAN SCALE
 - 5TH FACADE
 - EROSION
 - SENSE OF ARRIVAL
 - COMPOSED VARIATION
- **MATERIALITY ADVANCEMENT**
 - MATERIALITY CONCEPTS ADVANCED
 - LEGIBILITY
 - HUMAN SCALE
 - 5TH FACADE
 - EROSION
- **CANOPY COVERAGE & PEDESTRIAN PATH**
 - CONFIRMATION THAT PROPOSED DESIGN MEETS OR EXCEEDS COVERAGE PROVIDED BY CODE COMPLIANT



EDG 1 PREFERRED
TOWER FOOTPRINT



EDG 2 - BOARD GUIDANCE

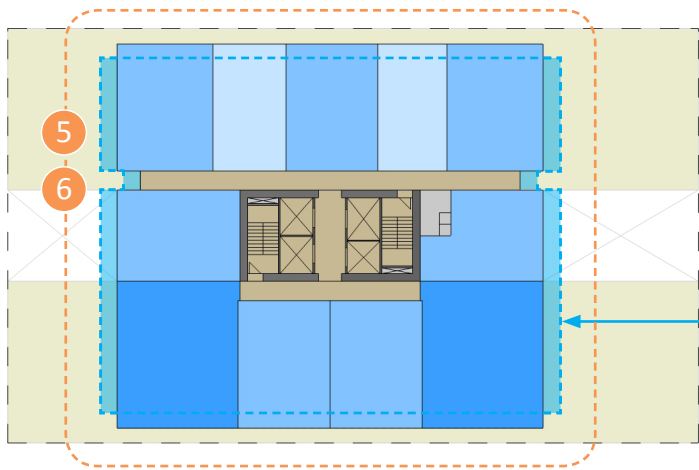
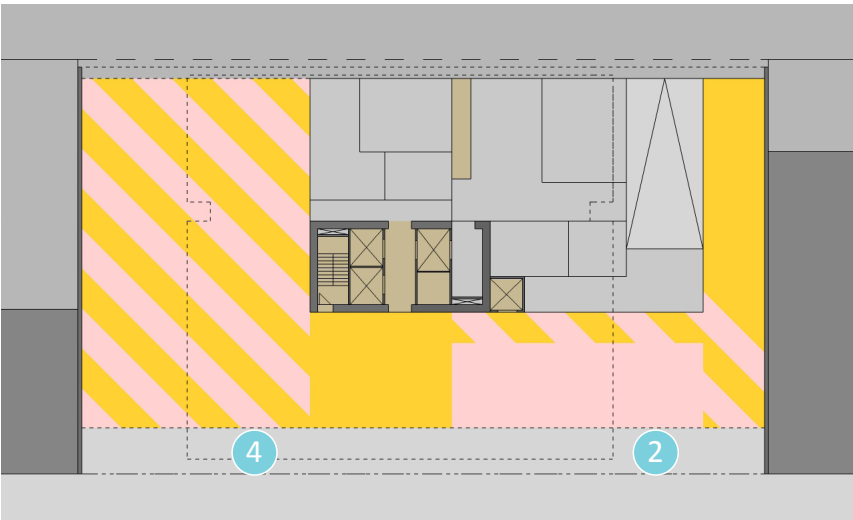
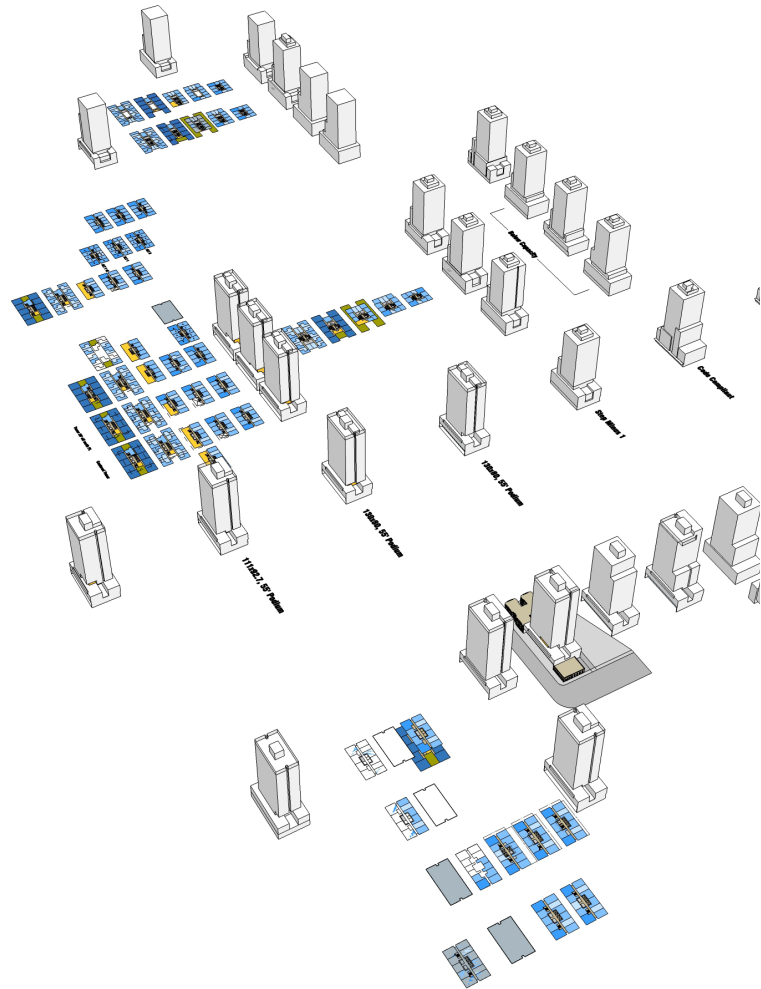


THE BOARD EXPRESSED SUPPORT FOR...

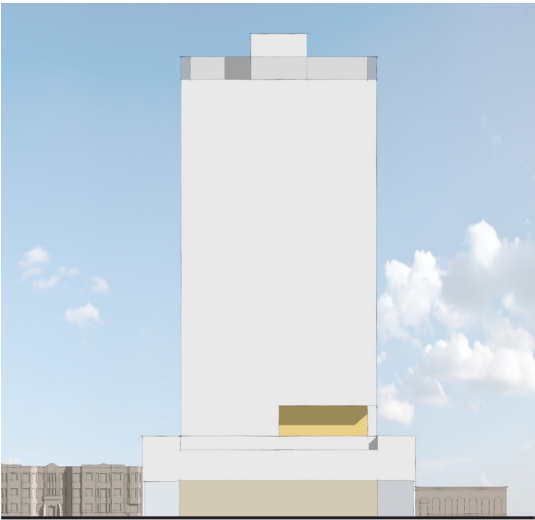
- 1 SIMPLE TOWER FORM
- 2 THE REQUESTED OVERHEAD WEATHER PROTECTION AND STREET LEVEL SETBACK DEPARTURES
- 3 THE OVERALL PODIUM DESIGN AND ITS RELATIONSHIP TO THE STREET
- 4 THE STREET LEVEL SETBACK WITH ITS TWO STORY HEIGHT

THE BOARD REQUESTED ADDITIONAL STUDY OF...

- 5 A REDUCTION OF DEPARTURE REQUESTS FOR LOT COVERAGE, FLOOR PLATE SIZE, WIDTH, & ROOF COVERAGE OF THE DESIRED SIMPLE TOWER FORM
- 6 A WIDER, SKINNIER TOWER MASSING
- 7 INTEGRATION OF THE TOWER AND PODIUM
- 8 EXTERIOR EXPRESSION & MATERIALITY



EDG 1 PREFERRED TOWER FOOTPRINT

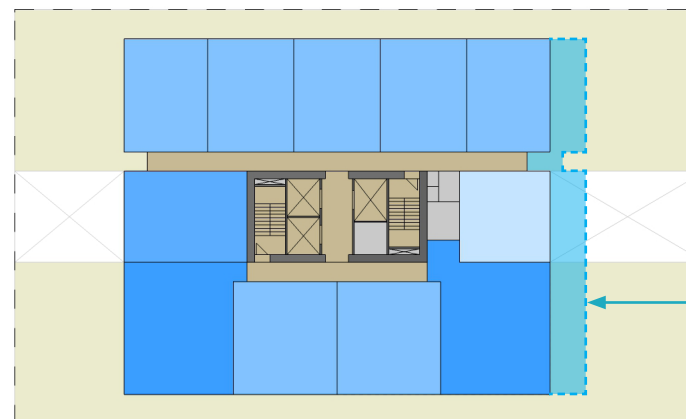
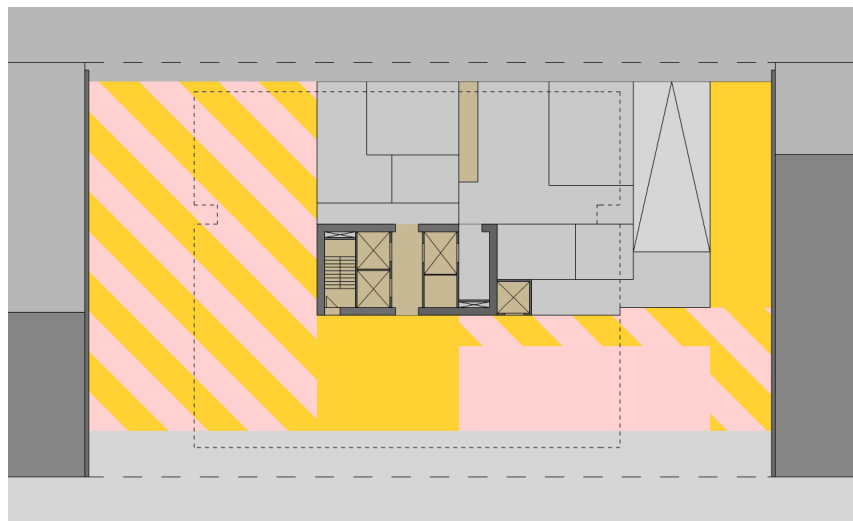
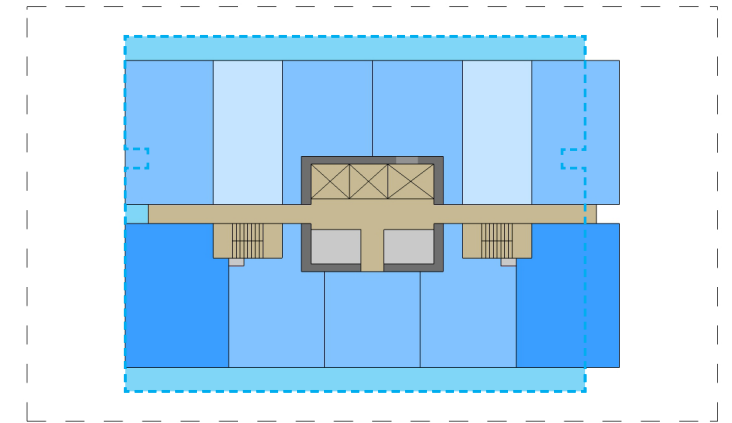
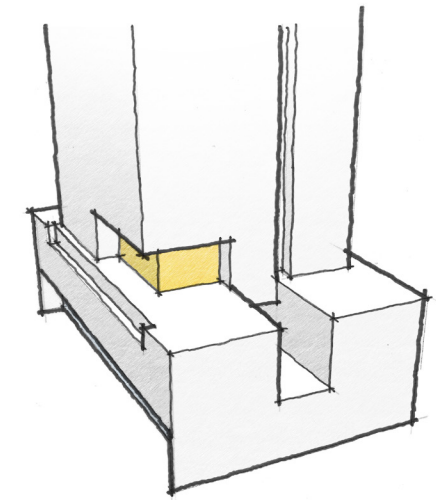


EDG 3 - DESIGN SUMMARY



DESIGN RESPONSE

- **RETAINED DESIRED SIMPLE TOWER FORM**
- **REDUCED UPPER LEVEL DEPARTURES**
 - REDUCED THE MAX WIDTH AND DEPTH DEPARTURE REQUEST BY 45%
 - REDUCED THE LOT COVERAGE DEPARTURE REQUEST BY 36%
 - REDUCED THE FLOOR SIZE LIMITS DEPARTURE REQUEST BY 43%
 - ELIMINATED THE ROOF COVERAGE DEPARTURE REQUEST
 - TOTAL GROSS FLOOR AREA REDUCED BY OVER 10,000 SF
- **TOWER/PODIUM RELATIONSHIP**
 - PODIUM RAISED FROM 45' TO 55'
 - TOWER ARTICULATED TO INTERLOCK WITH PODIUM
 - PODIUM NOTCH MORE DIRECTLY FRAMES TOWER
 - TOWER MASSING EXPRESSED THROUGH PODIUM TO GROUND PLANE
- **WIDER, SKINNIER TOWER MASSING STUDY**
 - 128'-10" X 80'-0" MASSING STUDIED
 - OPTION DOES NOT MEET PREVIOUS BOARD GUIDANCE
- **EXTERIOR EXPRESSION & MATERIALITY ADVANCMENT**
 - MATERIALITY ADVANCED



EDG 1 PREFERRED
TOWER FOOTPRINT

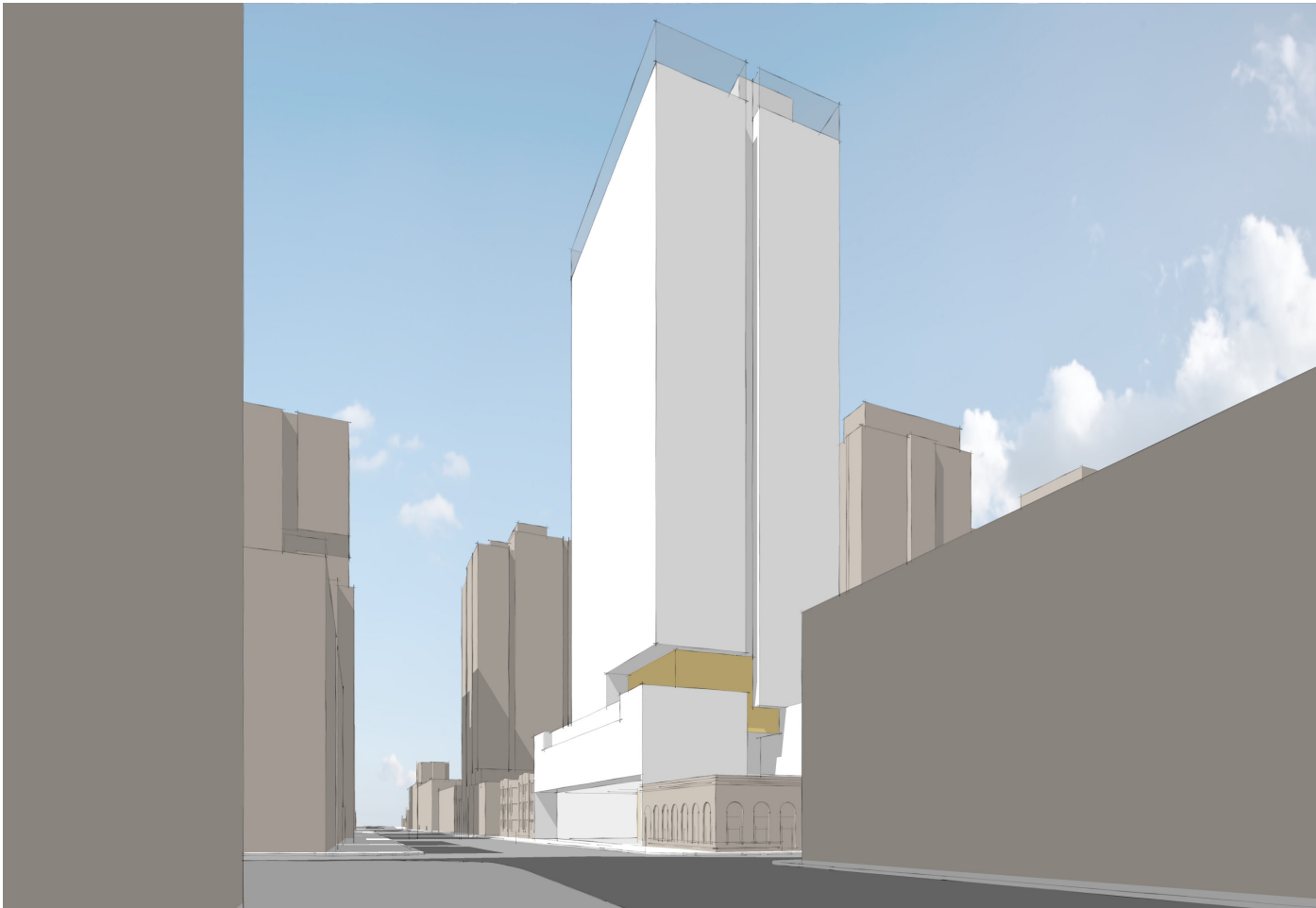
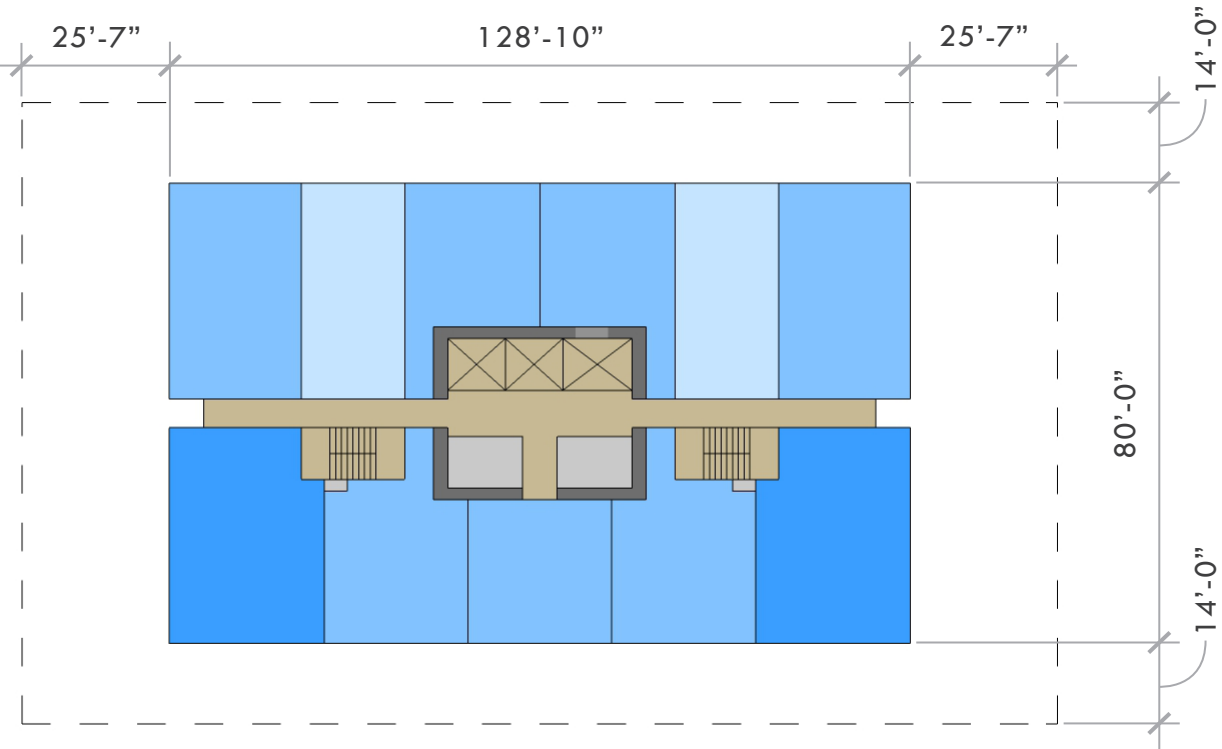
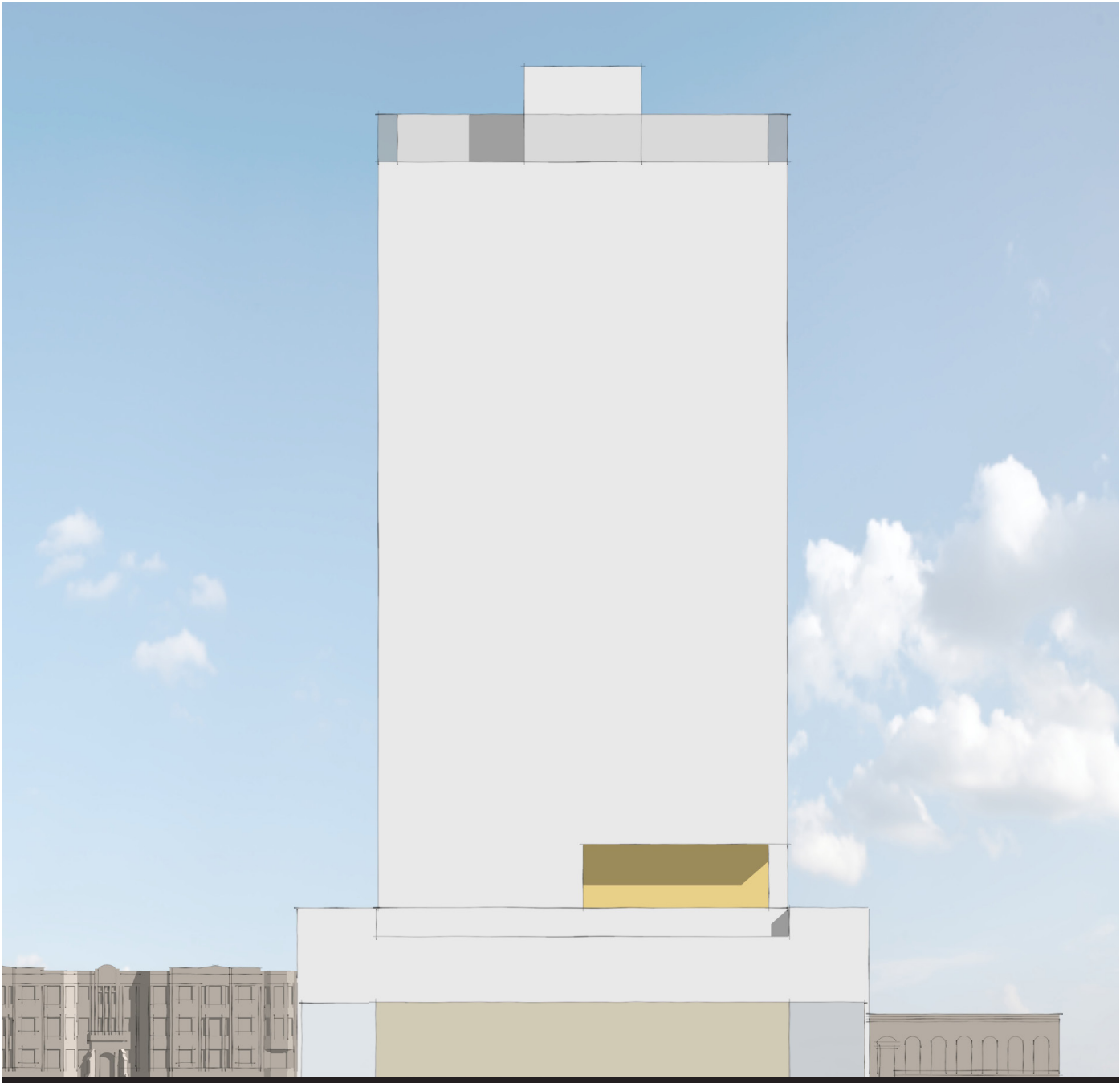


STUDY: A WIDER, SKINNIER TOWER

From the 2nd EDG Report:

“Consider a tower design that is wider along 4th Ave and narrower along the side lot lines.”

The design team evaluated a wider, skinnier tower massing. The team settled on a typical tower floor plate of 128'-10" x 80'-0". **However, the design team felt this approach was less successful in meeting the intent of the Design Guidelines and responding to previous Board guidance.**



REDUCED DEPARTURES AT UPPER LEVELS

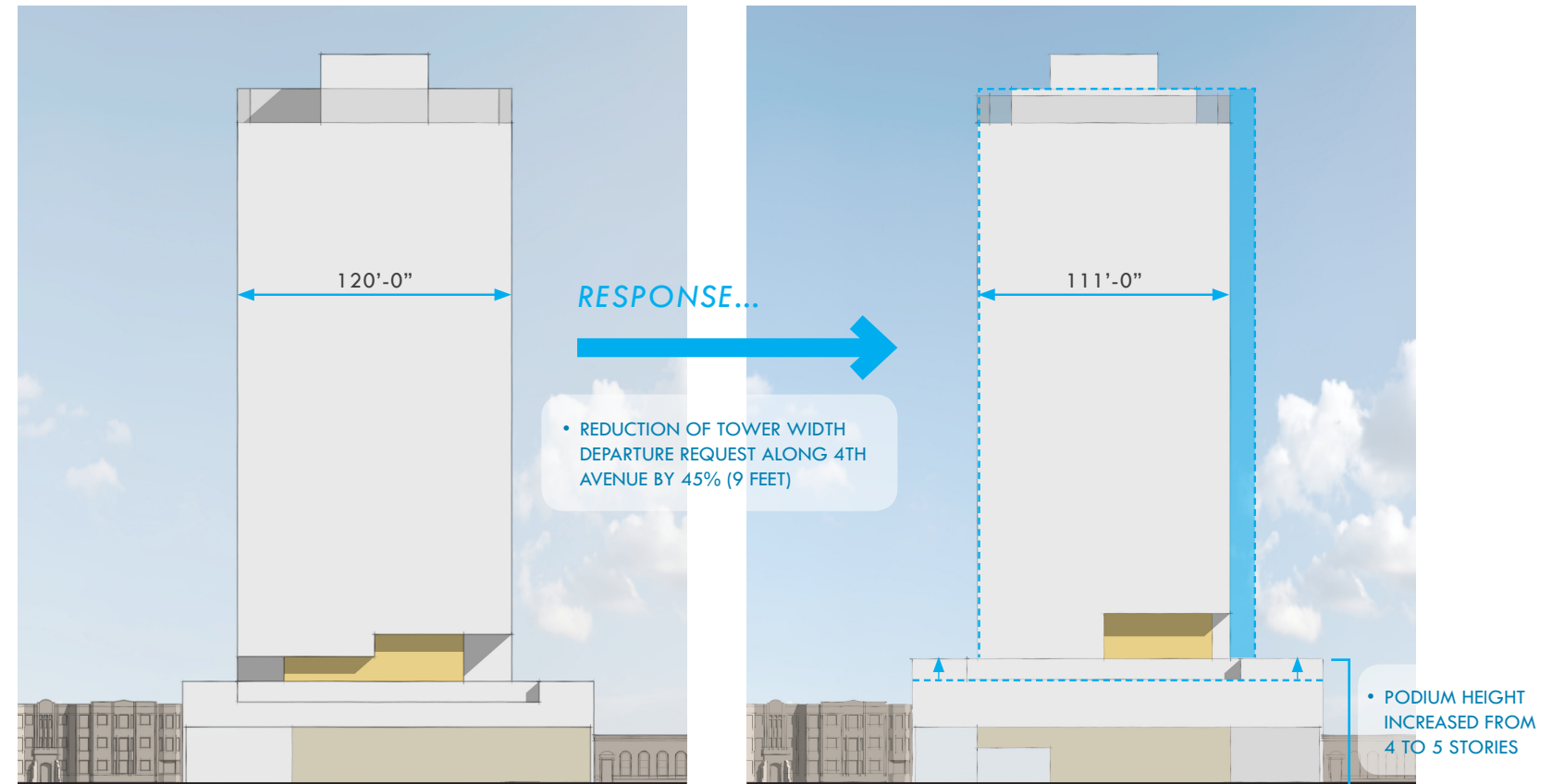
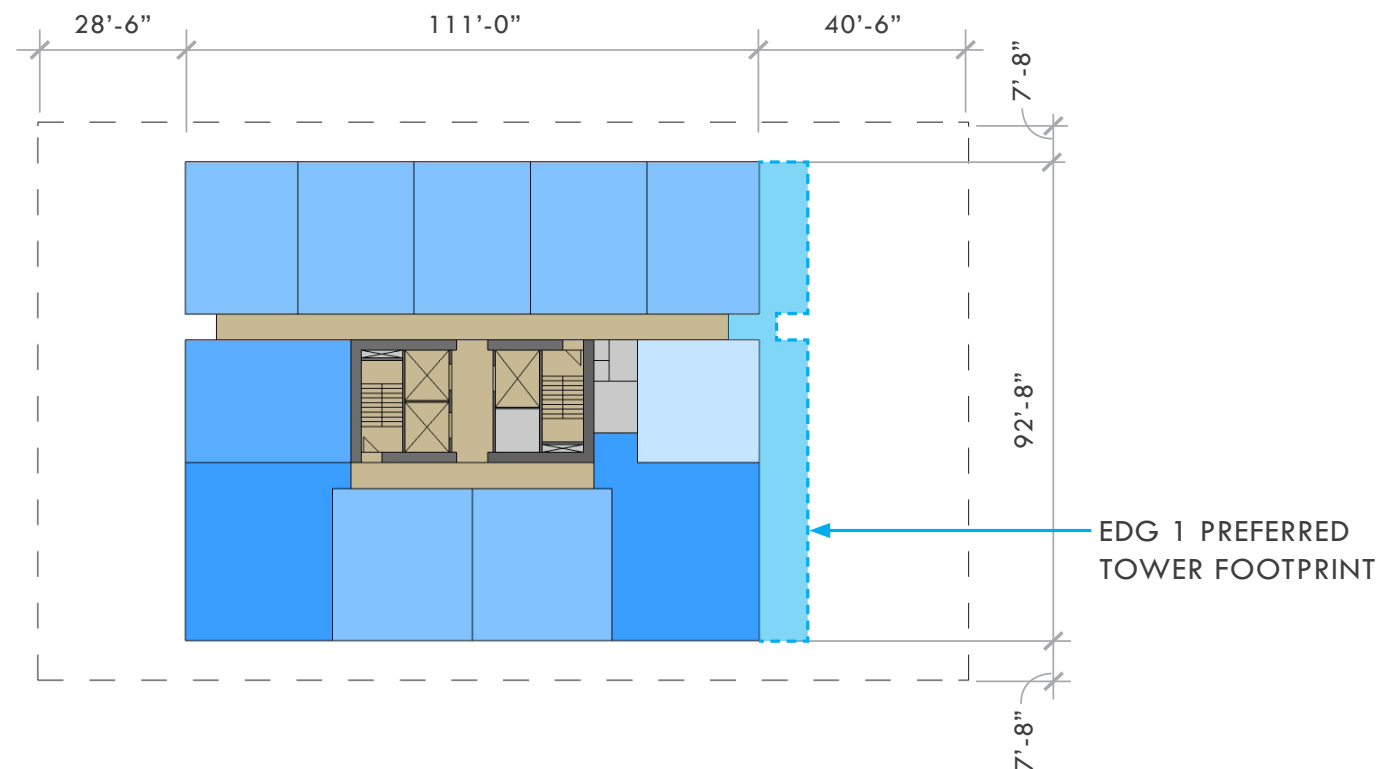
From the 2nd EDG Report:

“Provide a tower design with a smaller amount of lot coverage and floor plate size.”

“...[The Board] gave direction to reduce the size of the departure request(s).”

IN RESPONSE TO THE BOARD'S “DIRECTION TO REDUCE THE SIZE OF THE DEPARTURE REQUESTS”, THE DESIGN TEAM:

- **Reduced** the Maximum Width and Depth Departure request **by 45%**
- **Reduced** the Lot Coverage Departure request **by 36%**
- **Reduced** the Floor Size Limits Departure request **by 43%**
- **Eliminated** the Roof Coverage Departure request.
- **Reduced** the Total Gross Floor Area **by over 10,000 sf**

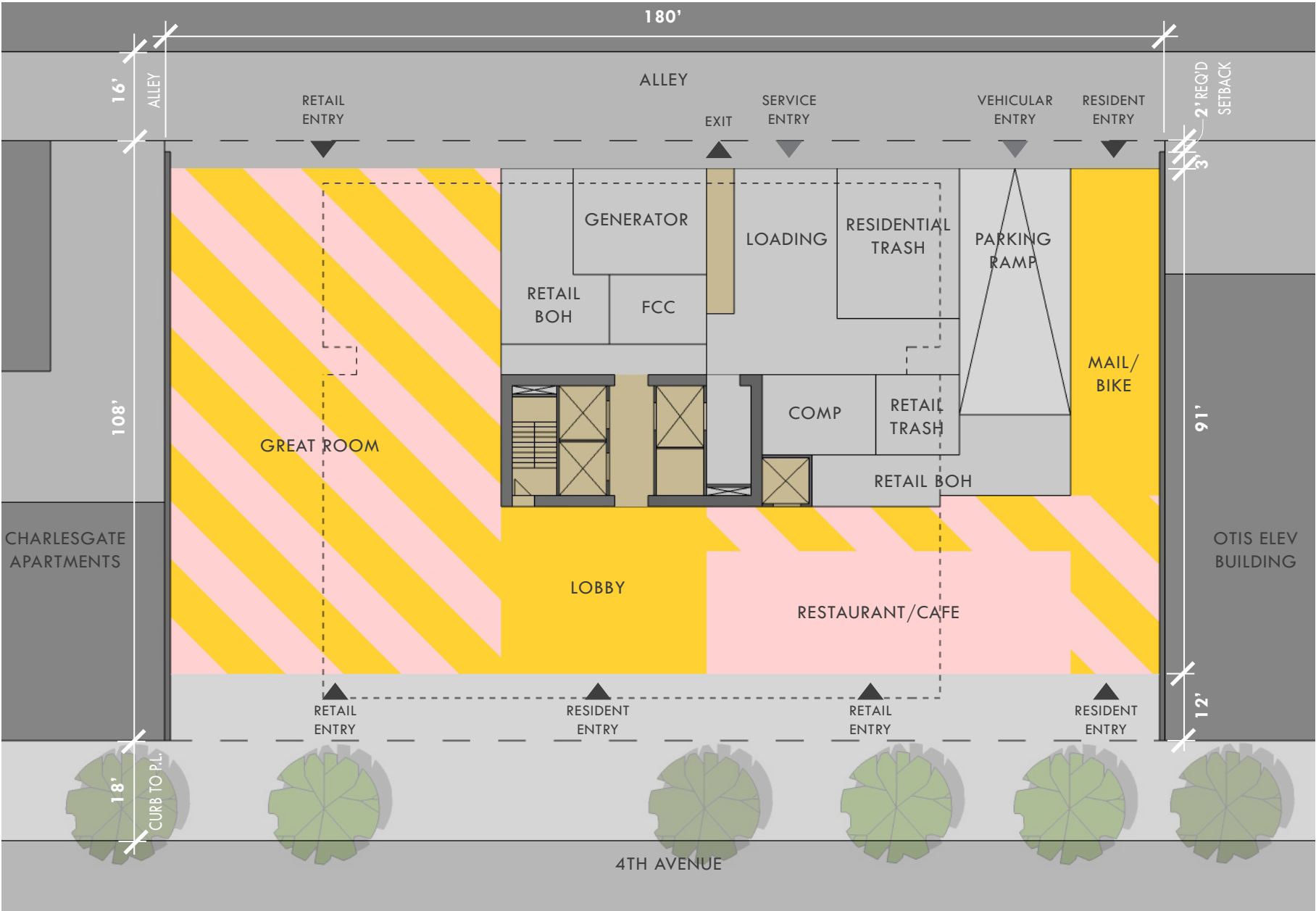


FLOOR PLANS



OPTION STATISTICS:

SITE AREA (SF)	19,440
APARTMENT UNITS	320
FLOOR AREA ABOVE GRADE (SF)	317,000
GROUND LEVEL RETAIL AREA (SF)	7,000
PARKING STALLS	160
NUMBER OF FLOORS ABOVE GRADE	30



GROUND FLOOR PLAN

LEGEND

STUDIO/OPEN 1 BED

1 BEDROOM

2 BEDROOM

3 BEDROOM

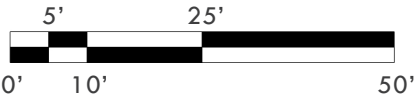
RETAIL

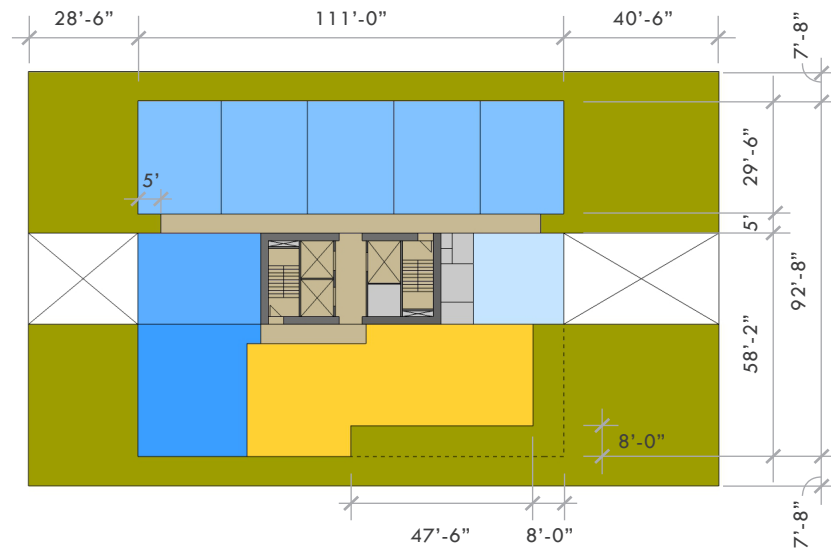
OUTDOOR

AMENITY

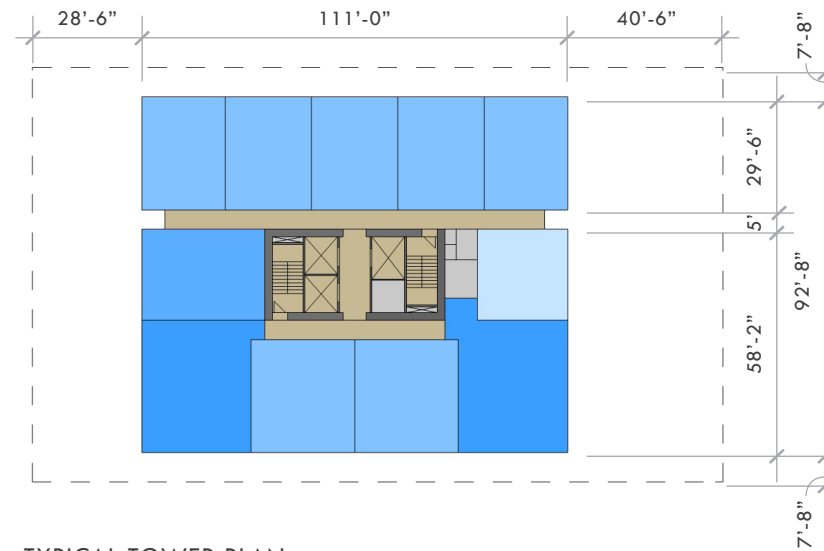
CIRCULATION

MECH/ELEC/BOH

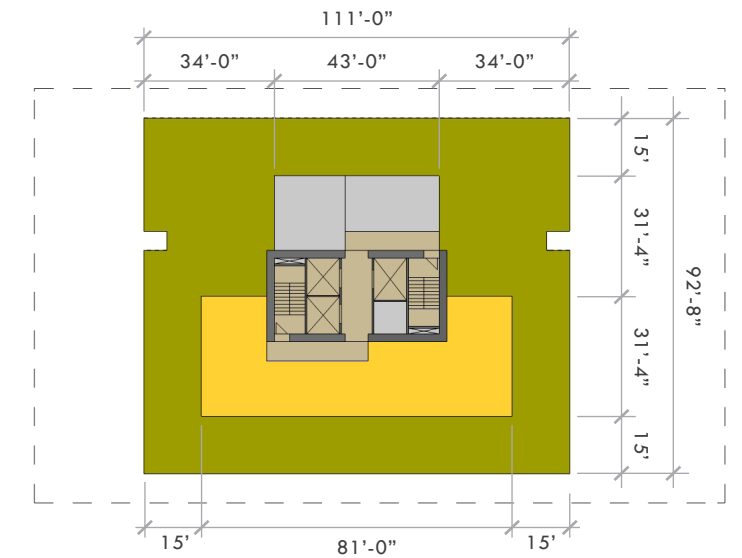




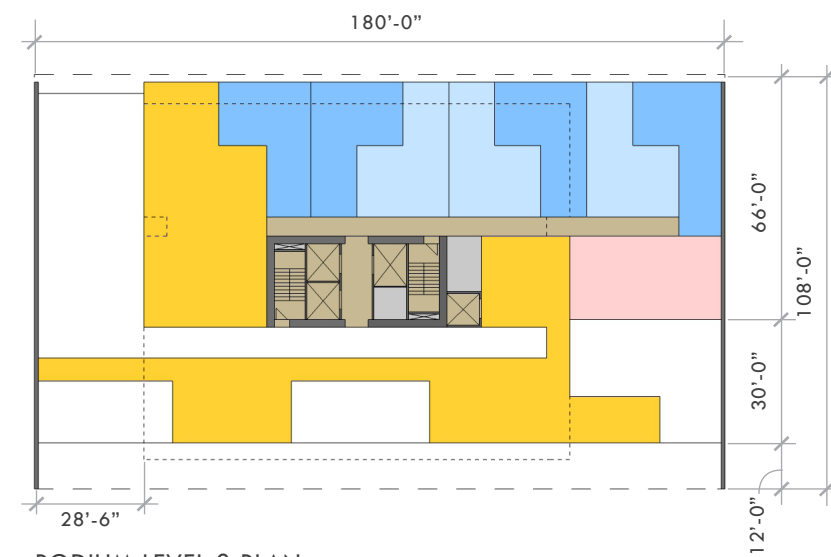
PODIUM LEVEL 5 PLAN



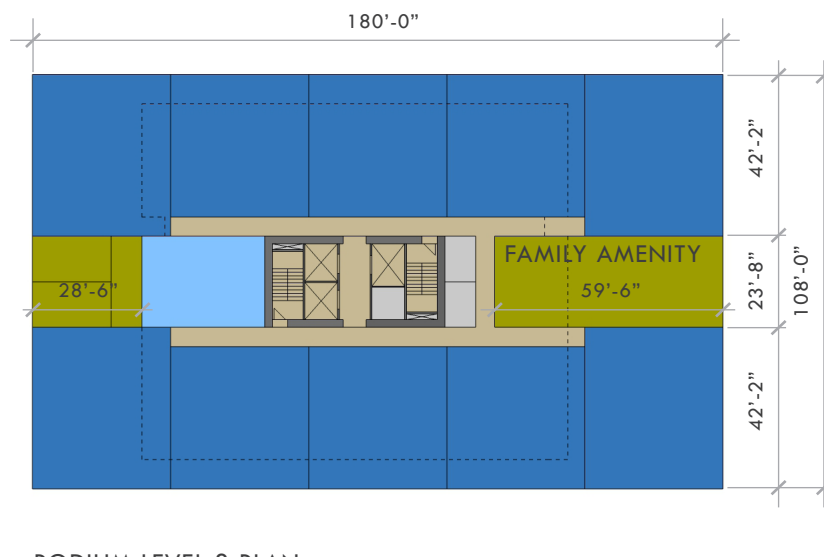
TYPICAL TOWER PLAN



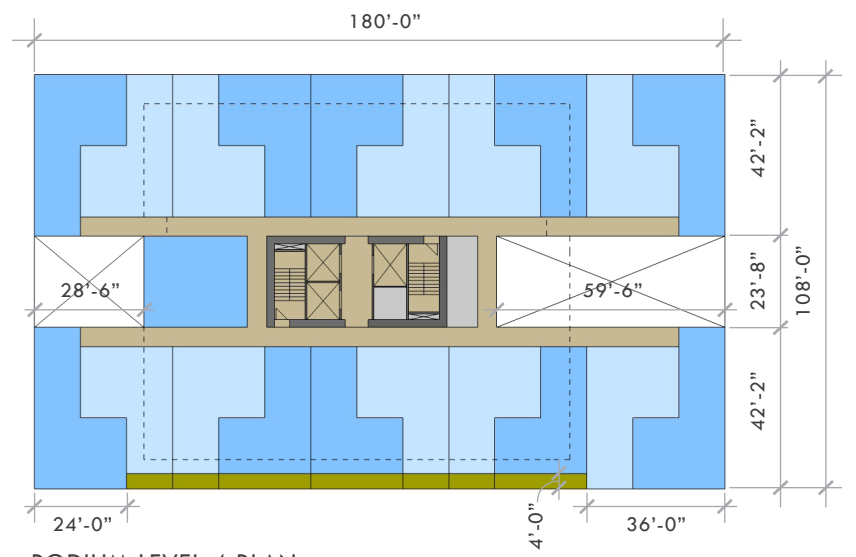
ROOF PLAN



PODIUM LEVEL 2 PLAN

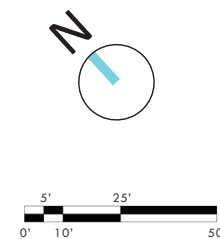


PODIUM LEVEL 3 PLAN



PODIUM LEVEL 4 PLAN

LEGEND	
■	STUDIO/OPEN 1 BED
■	1 BEDROOM
■	2 BEDROOM
■	3 BEDROOM
■	RETAIL
■	OUTDOOR
■	AMENITY
■	CIRCULATION
■	MECH/ELEC/BOH

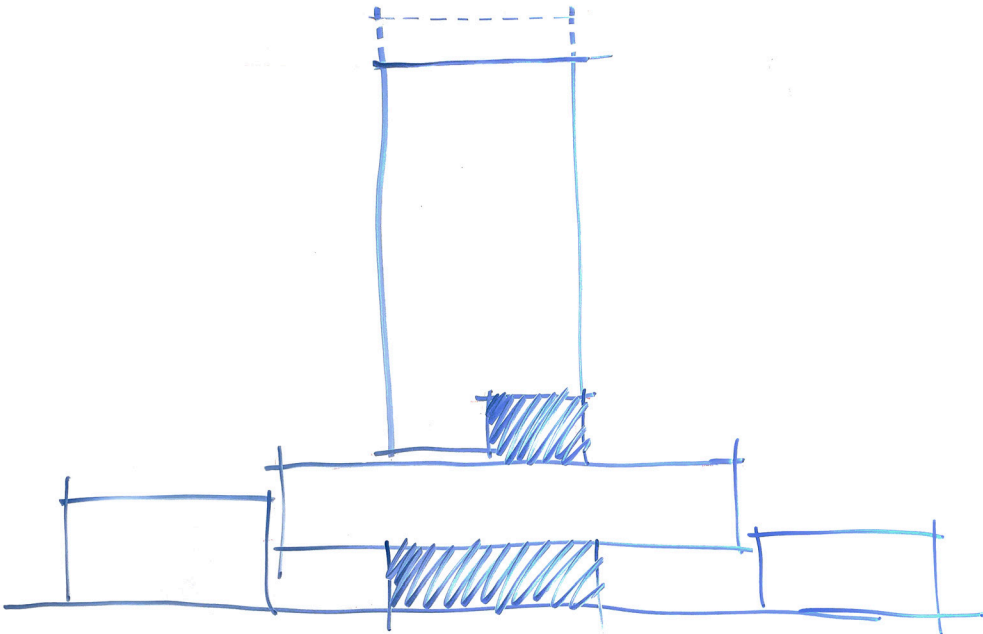


TOWER/PODIUM RELATIONSHIP

From the 2nd EDG Report:

“Provide a design with an integrated tower and podium.”

The design team has employed several subtle but important design gestures to better integrate the tower and podium design, while retaining the distinct qualities of each.



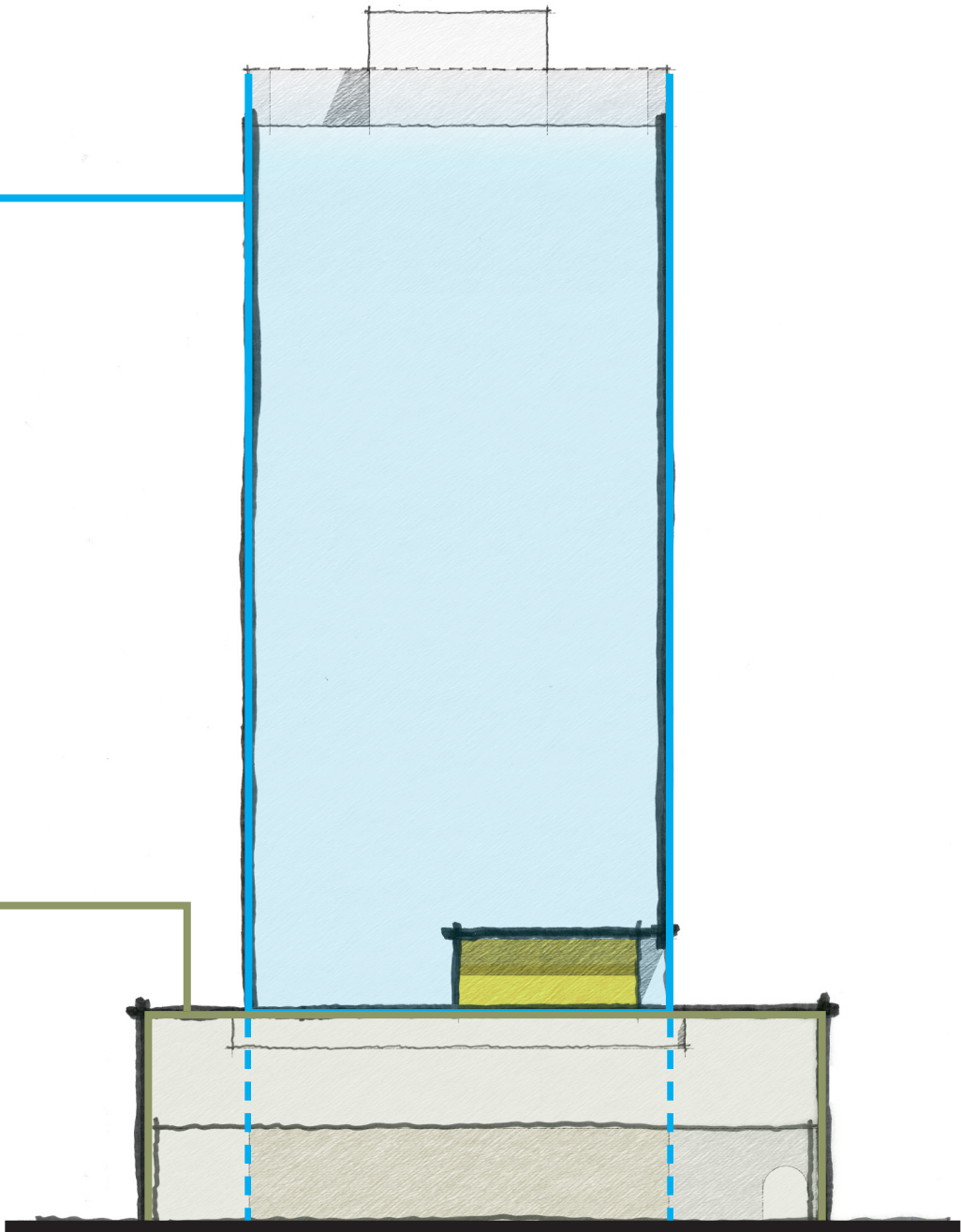
PARTI DIAGRAM

TOWER

- oriented to the skyline
- interlocks with podium
- light, ethereal, reflective materials
- shared guiding principles of articulation with podium:
 - sedimentation/gradation
 - syncopation
 - depth
 - texture

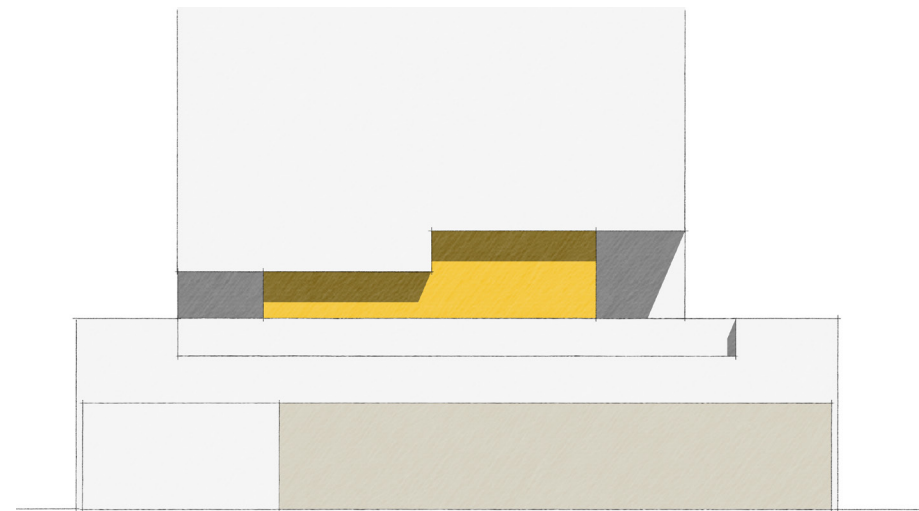
PODIUM

- oriented to the neighborhood
- frames tower
- substantial, weighty, durable materials
- shared guiding principles of articulation with tower:
 - sedimentation/gradation
 - syncopation
 - depth
 - texture

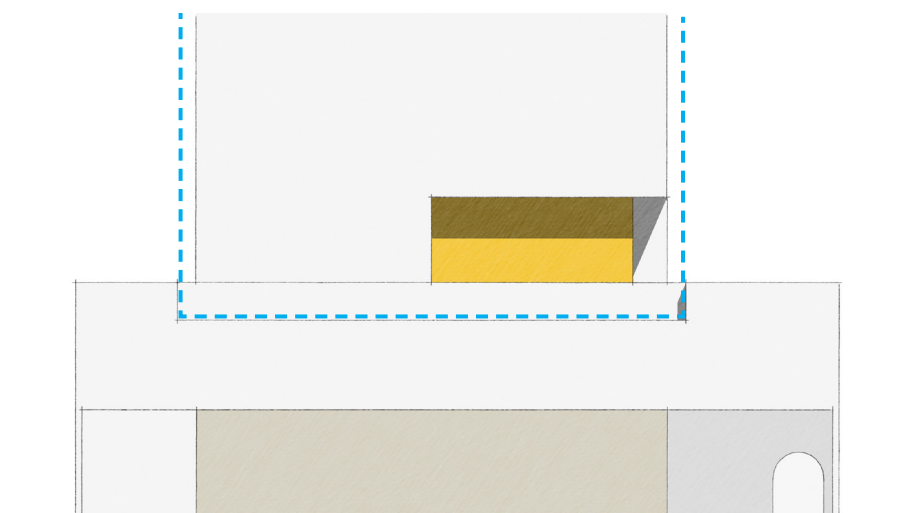


FRAMING THE TOWER

In response to the Board's guidance, the design team modified the extents of the notch in the podium along 4th Avenue, allowing it to more directly respond to the tower location.



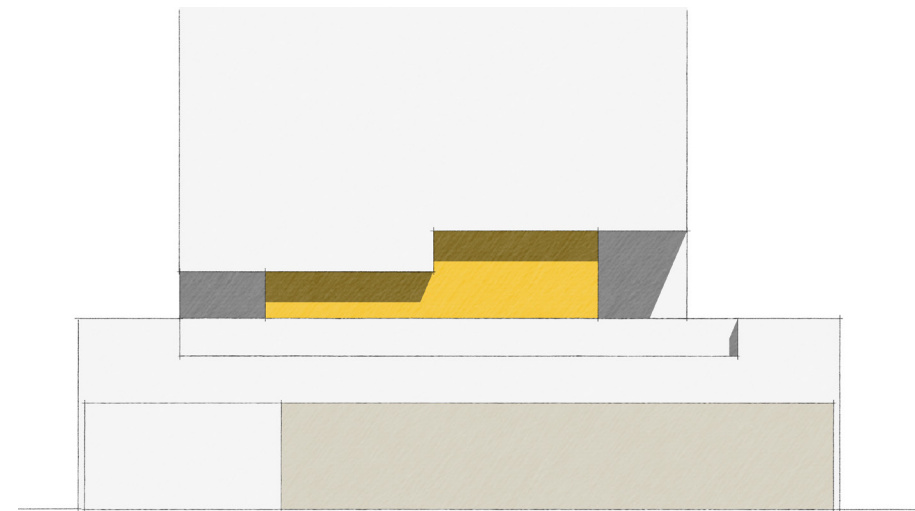
EDG #1 PREFERRED



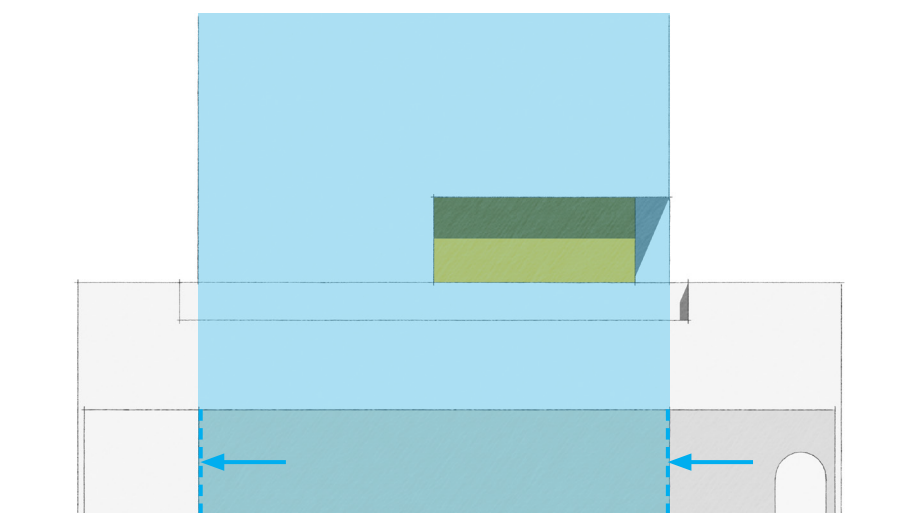
REVISED PREFERRED

EXTENDING THE TOWER

The design team also modified the building expression behind the street level storefront to reference the extents of the tower, with both materiality and plane changes.



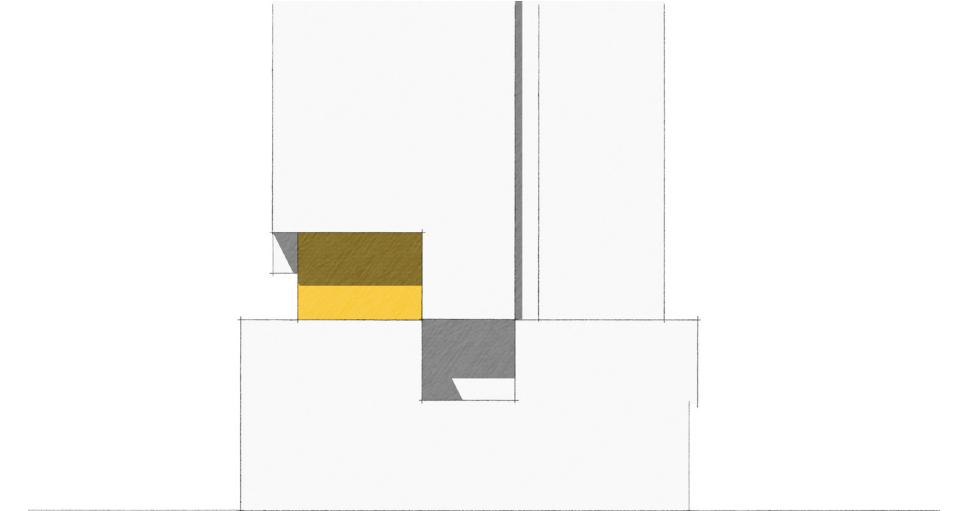
EDG #1 PREFERRED



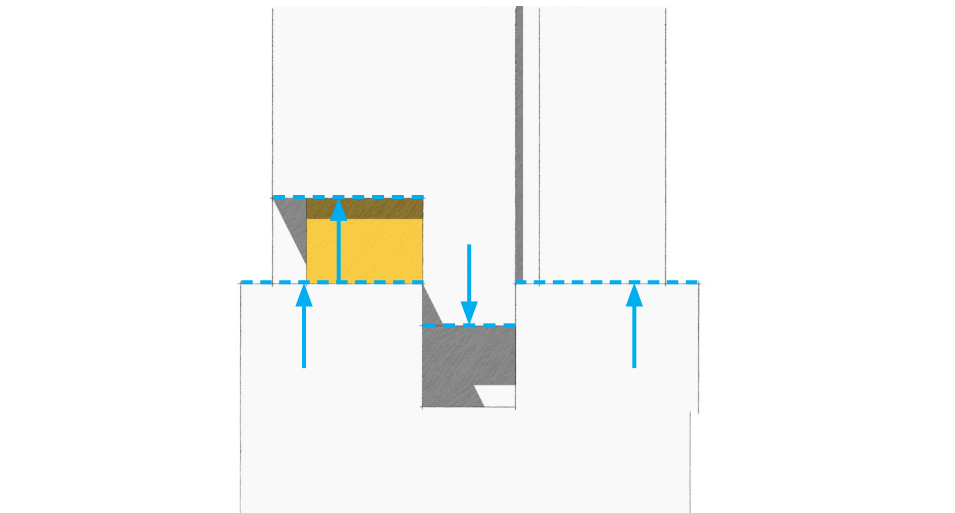
REVISED PREFERRED

INTERLOCKING THE TOWER & PODIUM

Finally, the design team revisited the intersection of the tower and podium. In raising the height of the podium, the massing is able to more substantially interlock. The 'revealing' of the amenity is more singular and deliberate, now concentrated to the southeast corner of the tower.



EDG #1 PREFERRED



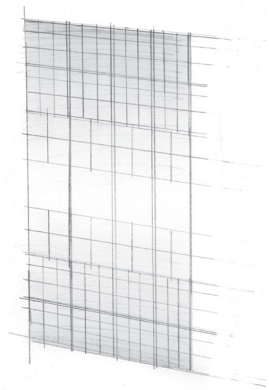
REVISED PREFERRED

EXTERIOR EXPRESSION & MATERIALITY ADVANCEMENT

From the 2nd EDG Report:

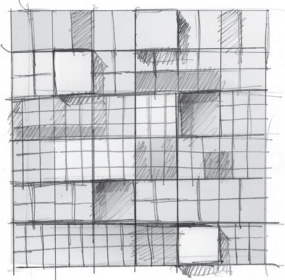
“Provide design information about materials and patterning at a more in-depth level.”

The design team has advanced the materiality of the tower and podium, drawing on the materiality concepts below:



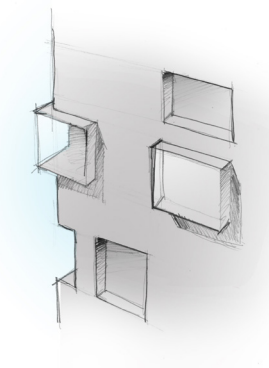
SEDIMENTATION/GRADATION

Variegation and scaling.
Stepped transitions through scaled elements over vertical and horizontal expanses.
Fades in and out over large scales.



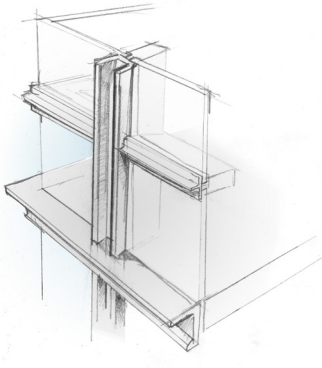
SYNCOPATION

Curated interruption of otherwise organized elements in the envelope.
Rhythmic mix of solid and void, transparent and opaque, recessions and projections.



DEPTH

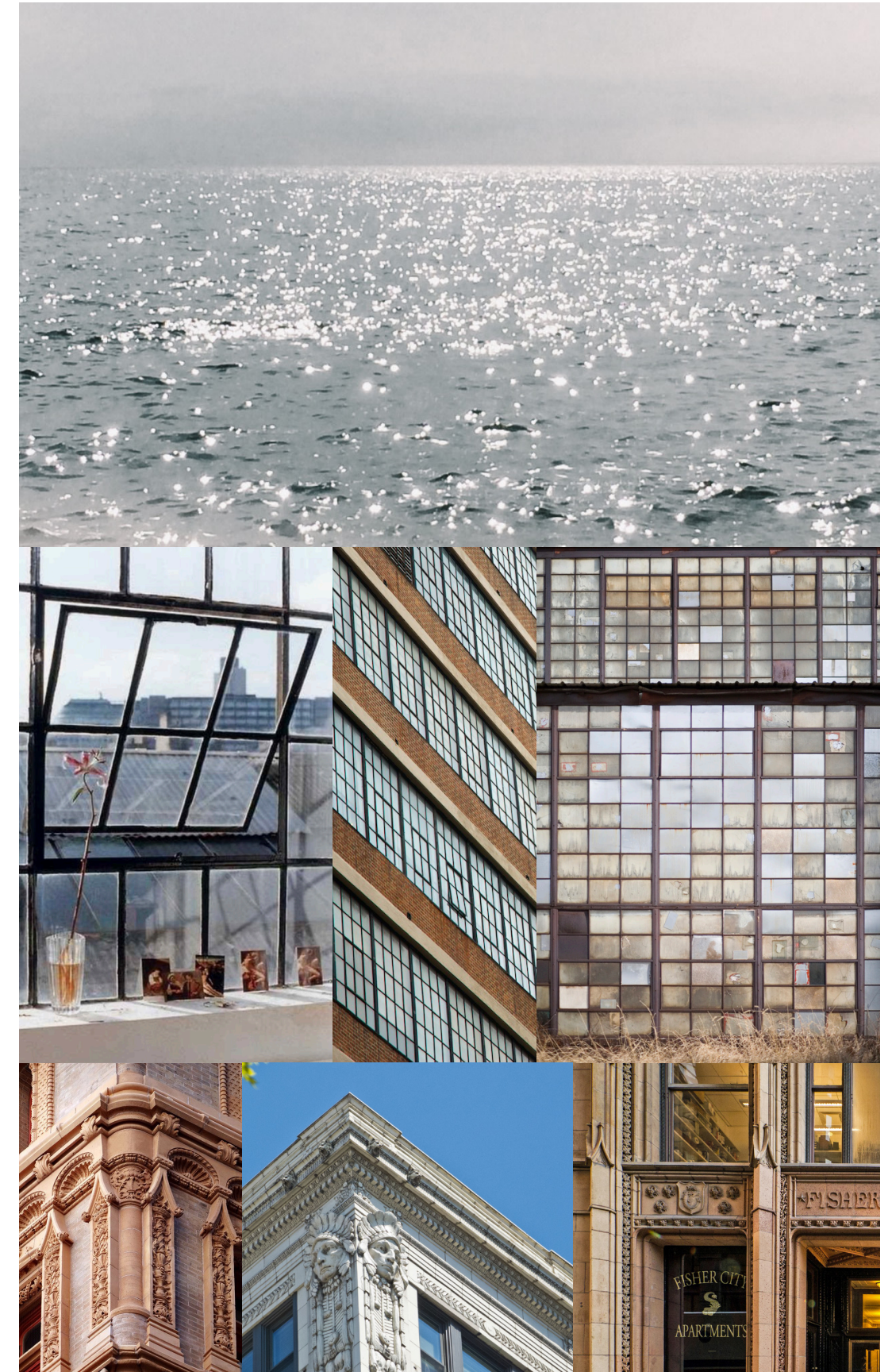
Recessions and projections of facade elements.
Kinetic shadows and light.
Erosion and attenuation of edges.



TEXTURE

Depth at all scales.
Rustication and detail within all facade components including mullions, spandrels, operables, etc.
Light, shadow, substance.

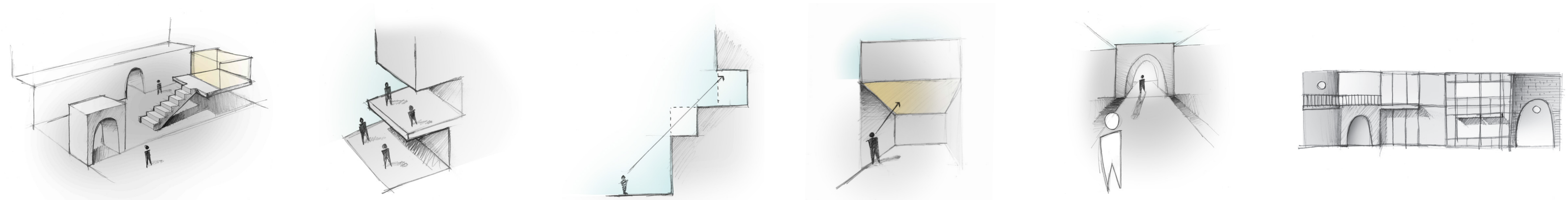




MATERIALITY MOOD BOARD



STREET LEVEL CONCEPTS



LEGIBILITY

HUMAN SCALE

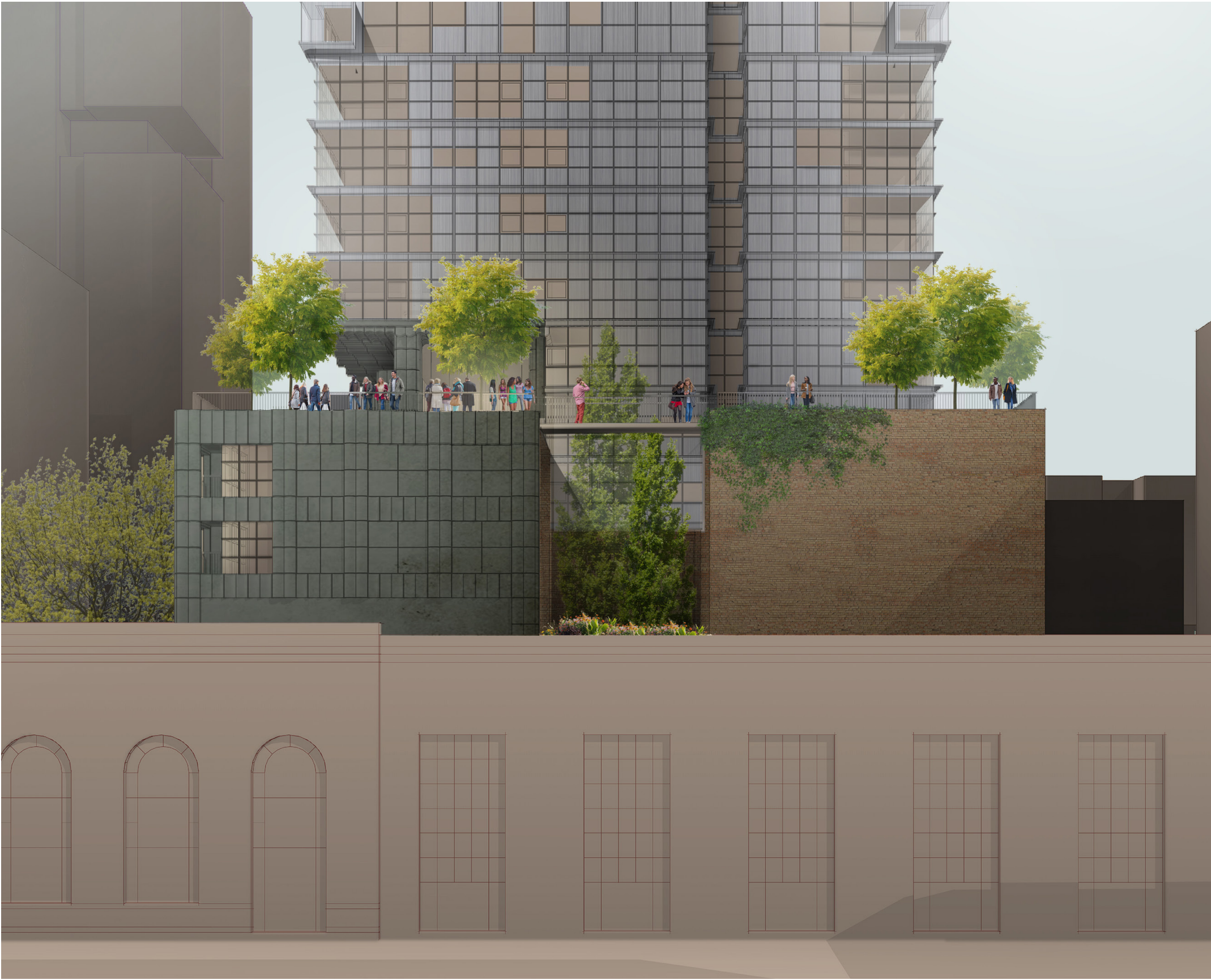
EROSION

5TH FACADE

SENSE OF ARRIVAL

COMPOSED VARIATION





LANDSCAPE & HARDSCAPE TREATMENT

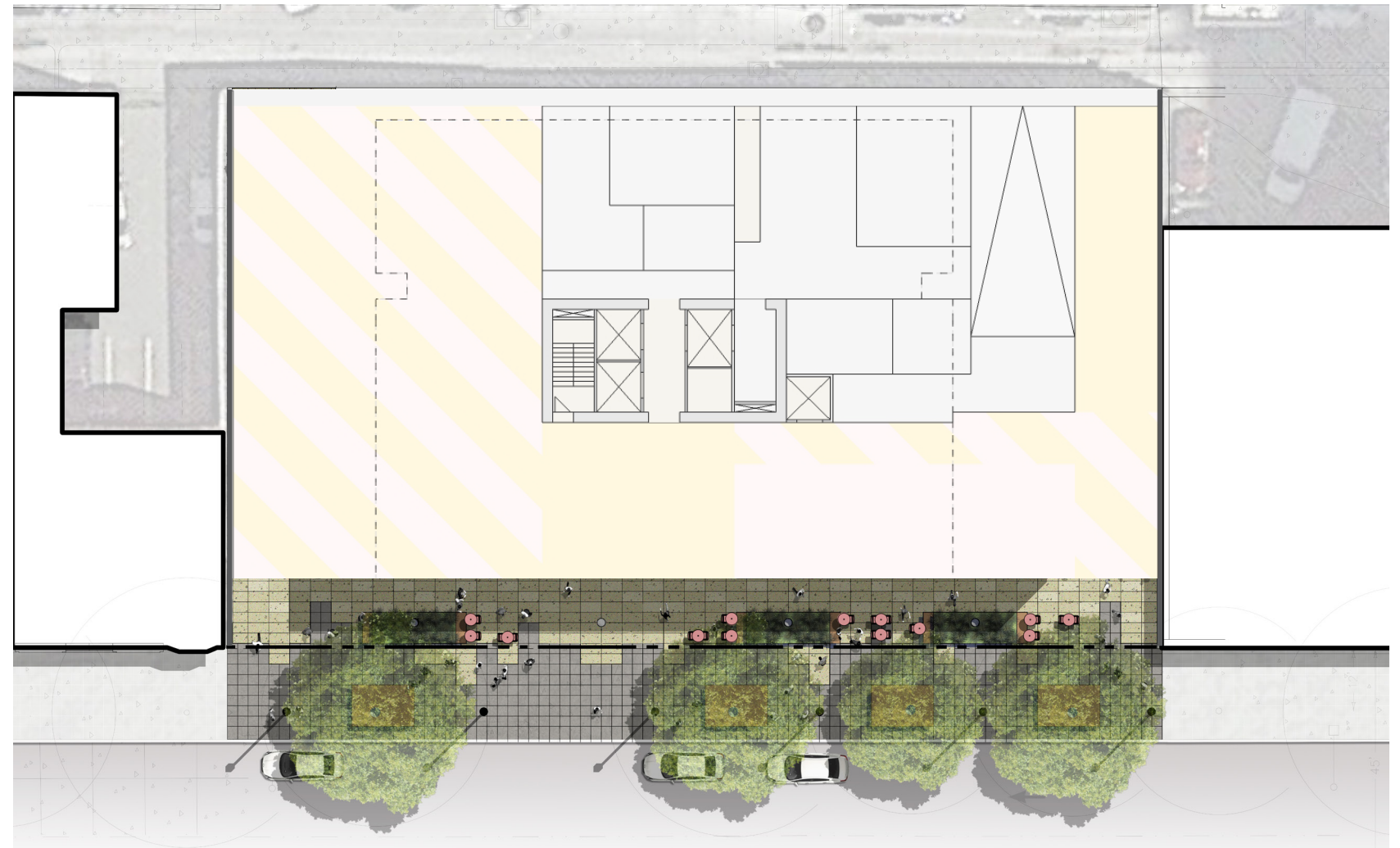
From the 2nd EDG Report:

“Provide graphics showing the proposed landscape and hardscape treatment.”

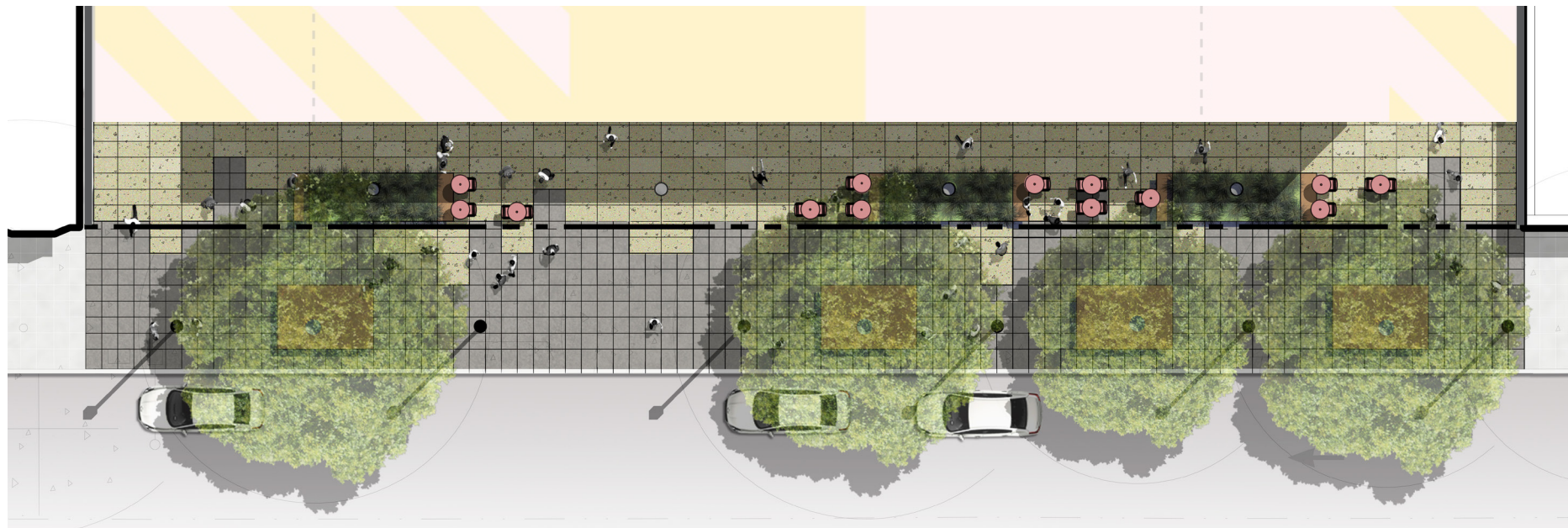
“Provide graphics showing how the public circulation being diverted to the building facade at the street level setback will work.”

Treatment of the Ground Plane provides a clear, weather protected path for pedestrians along the building façade. Along the curb zone, existing trees are protected with durable, built-in seating elements, with additional space for café tables and chairs per city standards, activating the public realm.

Upper levels include a variety of residential amenities – pet areas, dining areas, outdoor lounges – with a play element for the 3-bedroom unit terrace. A predominantly evergreen, drought tolerant northwest landscape includes textural contrast and is applied up the building, visible from the streetscape below.



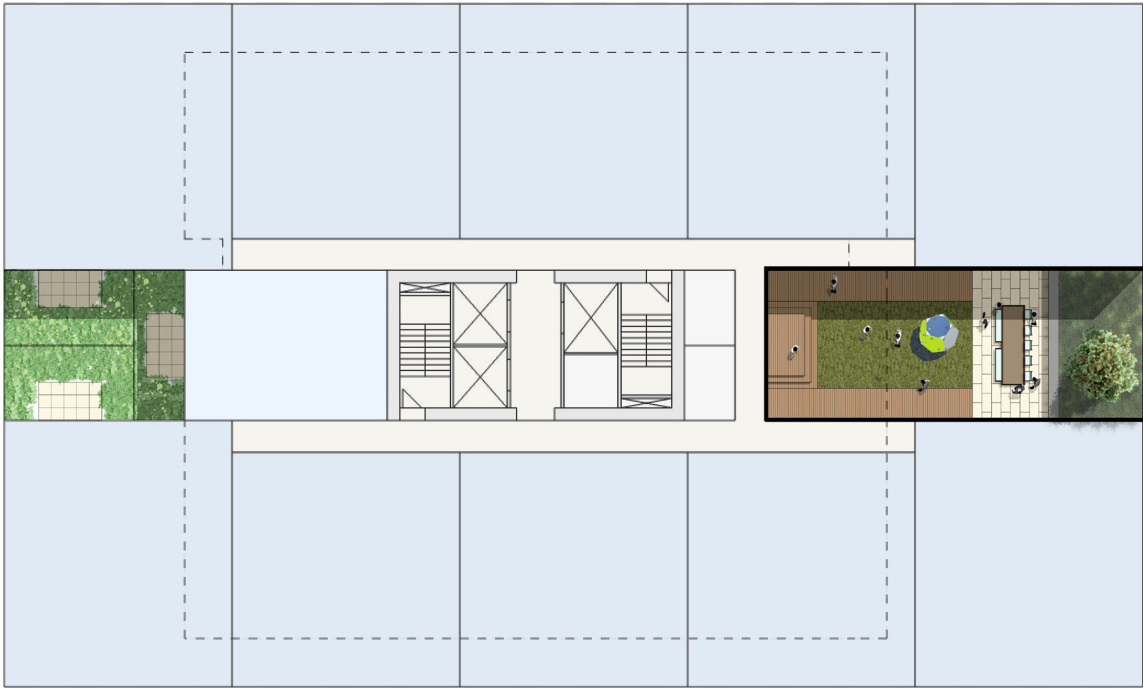
GROUND LEVEL LANDSCAPE PLAN



GROUND LEVEL LANDSCAPE PLAN (DETAIL)



INSPIRATION IMAGES



LEVEL 3 LANDSCAPE PLAN (FAMILY AMENITY)



LEVEL 30 LANDSCAPE PLAN (RESIDENTIAL AMENITY)



LEVEL 6 LANDSCAPE PLAN (RESIDENTIAL AMENITY)



INSPIRATION IMAGES

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IMPACT OF HEIGHT, BULK, & SCALE ON PUBLIC REALM

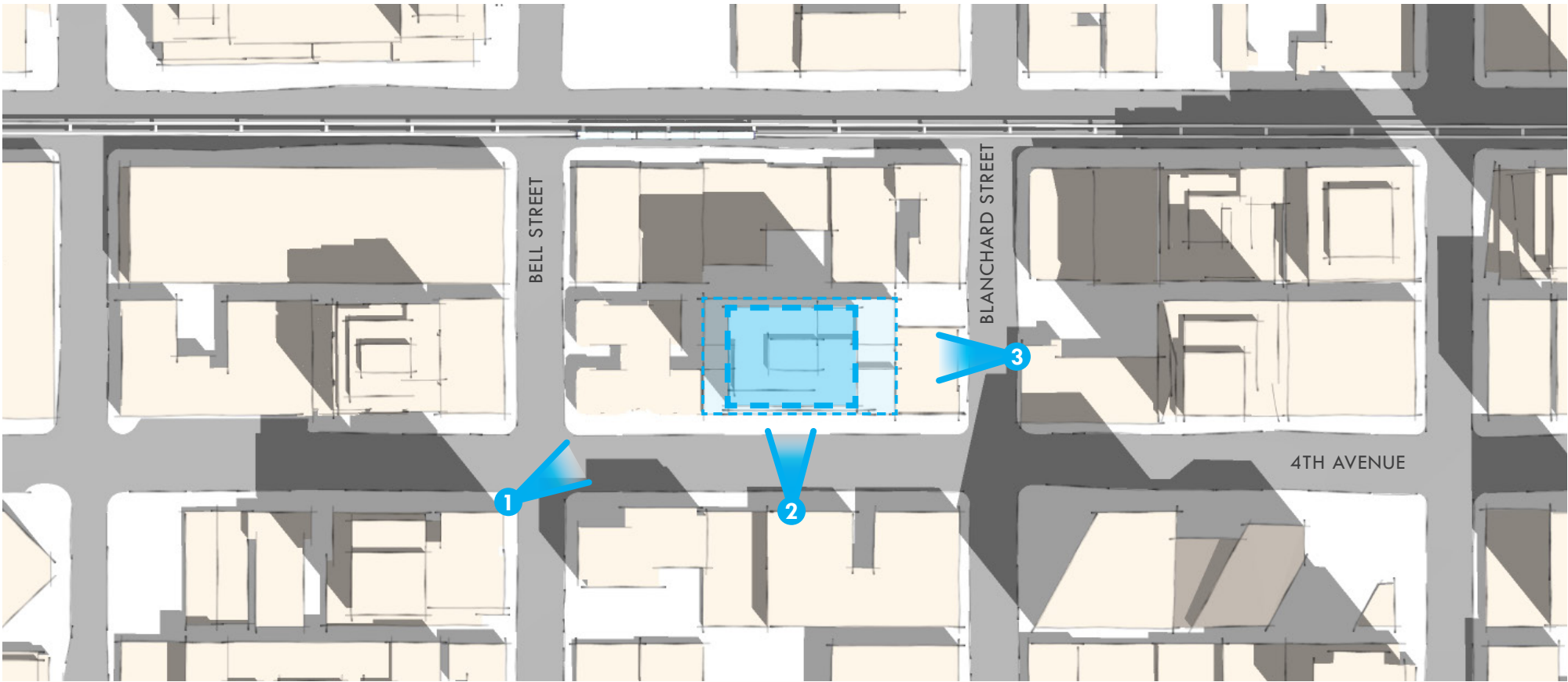
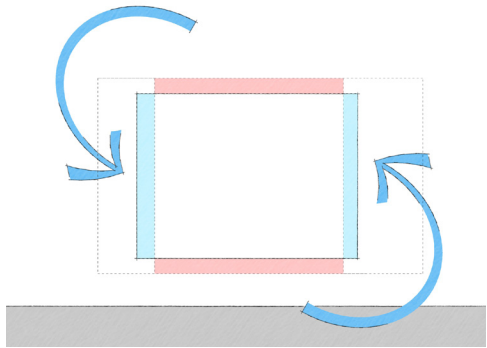
The EDG #1 Preferred and the EDG #2 Alternate Preferred Options attempted to minimize the impact of height, bulk, and scale on the public pedestrian realm. The EDG #3 Revised Preferred Option takes this a step further, by combining the shorter dimensions of each of the previous Options. The form **takes into consideration the fact that the tower is experienced primarily from Bell Street Park, Blanchard Street, and while traveling along 4th Avenue**. By narrowing the north and south facades, the apparent bulk of the building is reduced.

**Please note that the dimensions on the perspectives below and on the following page indicate the structure widths as perceived from the chosen viewpoints, though the actual visual impact may vary depending on distance from the viewer. Please use them as reference, but compare the perspectives themselves to determine the relative variation in impact.*

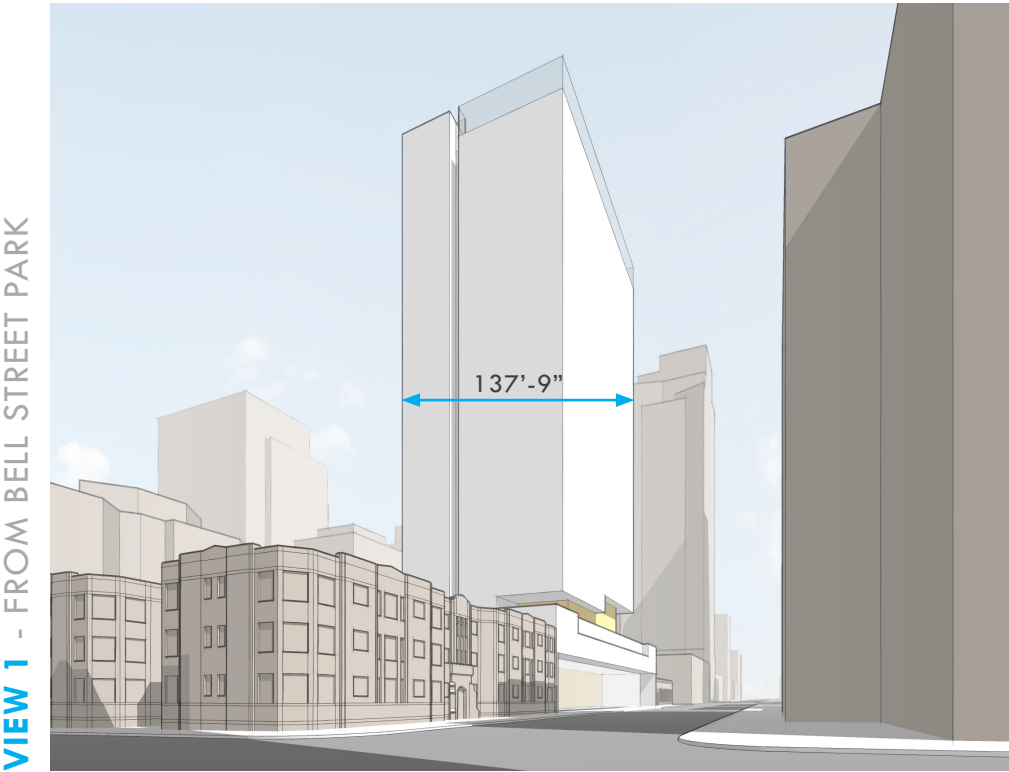
RELEVANT DESIGN GUIDELINES:

Belltown Specific Guidelines

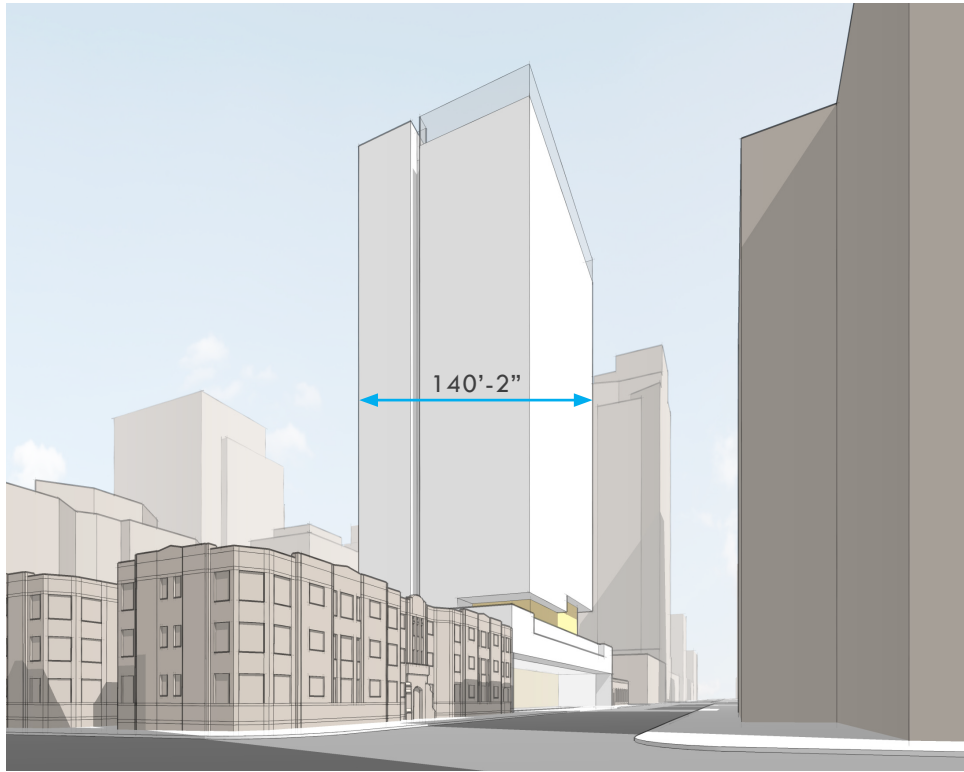
- A-1.a - Develop architectural concept and arrange mass to enhance views
- B-2 - Create a transition in bulk and scale



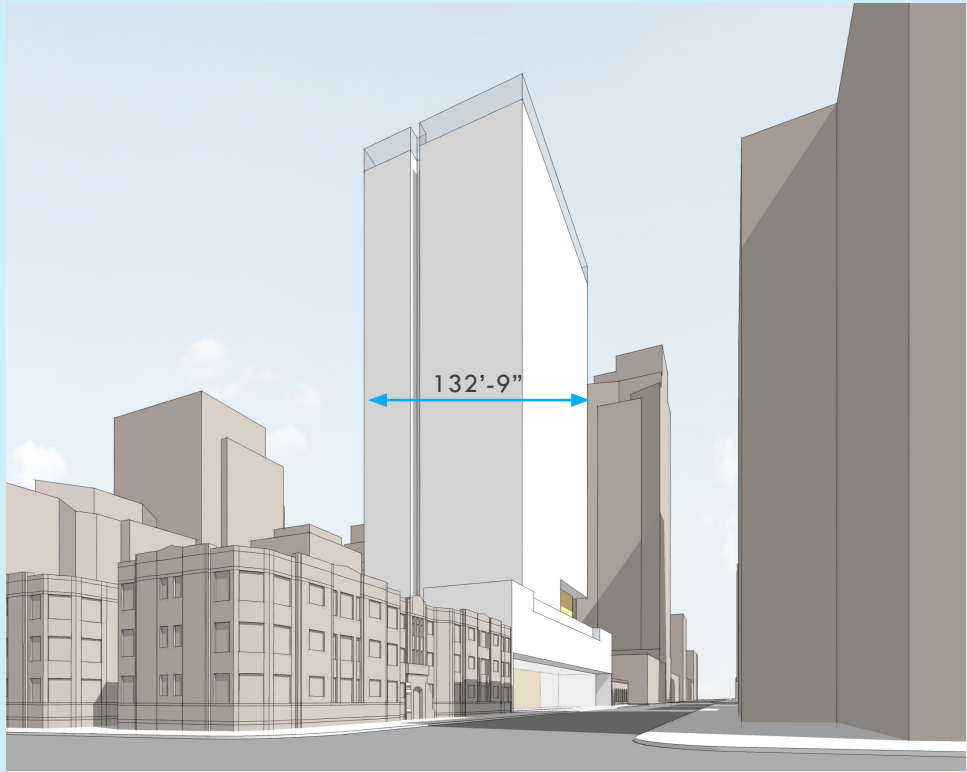
EDG #1 PREFERRED



EDG #2 ALTERNATE PREFERRED



EDG #3 REVISED PREFERRED

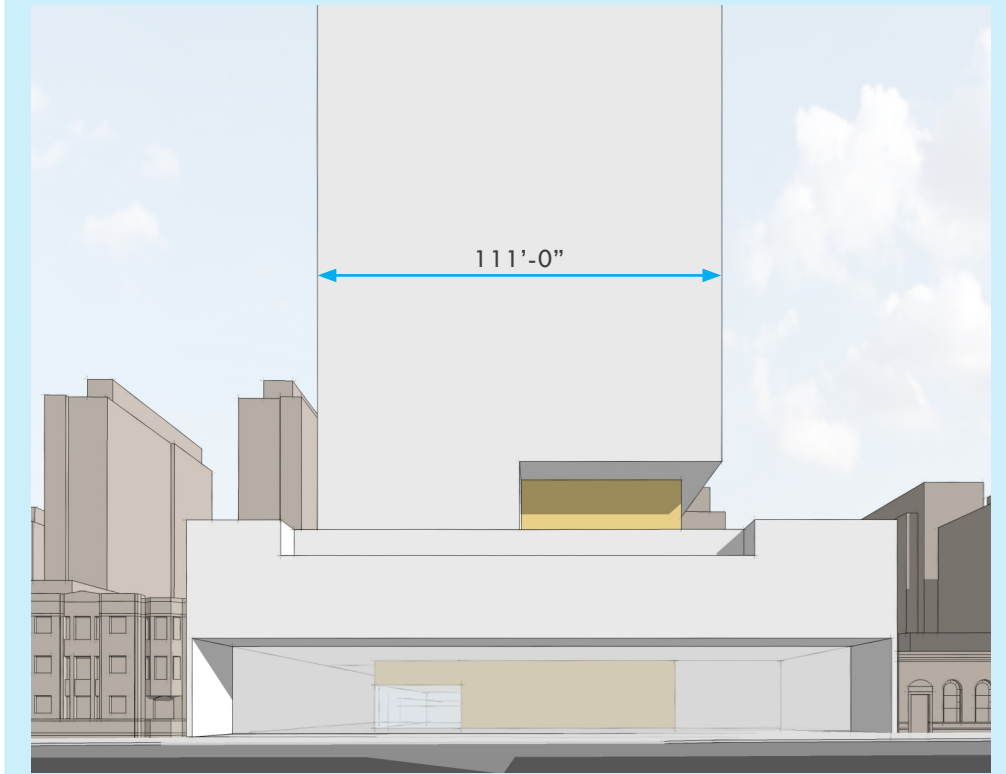
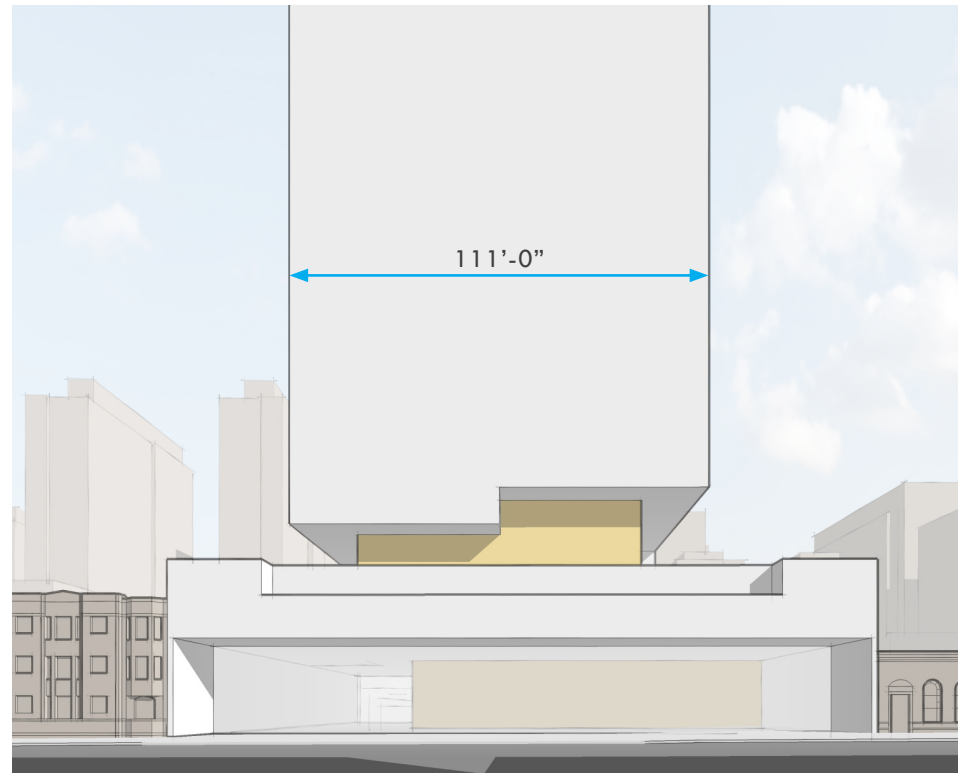
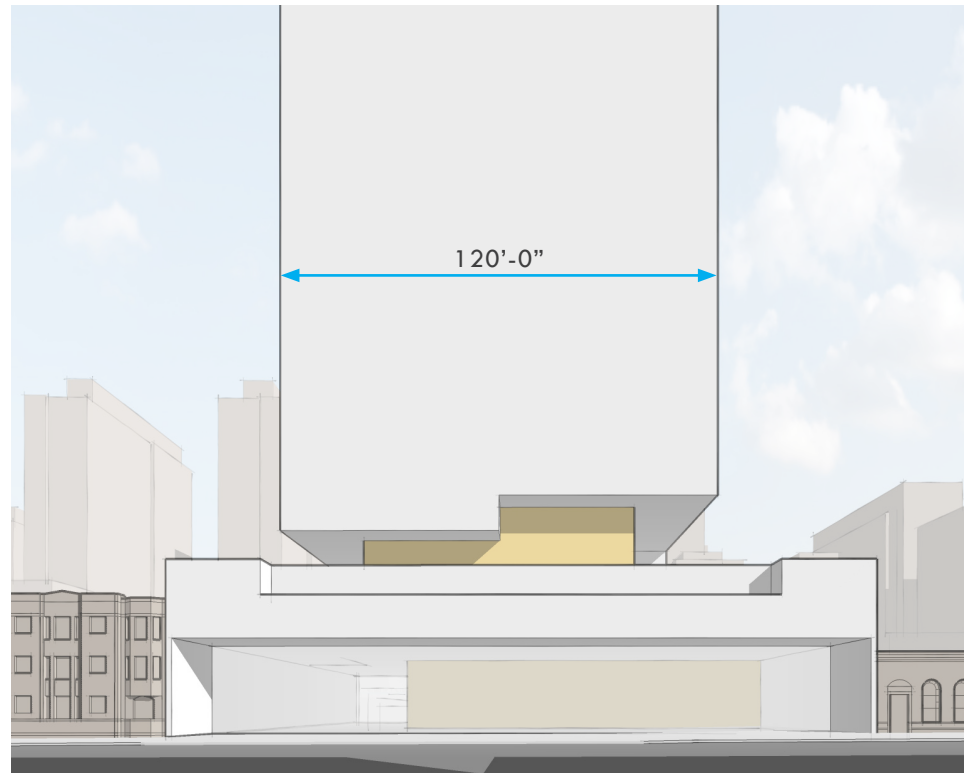


EDG #1 PREFERRED

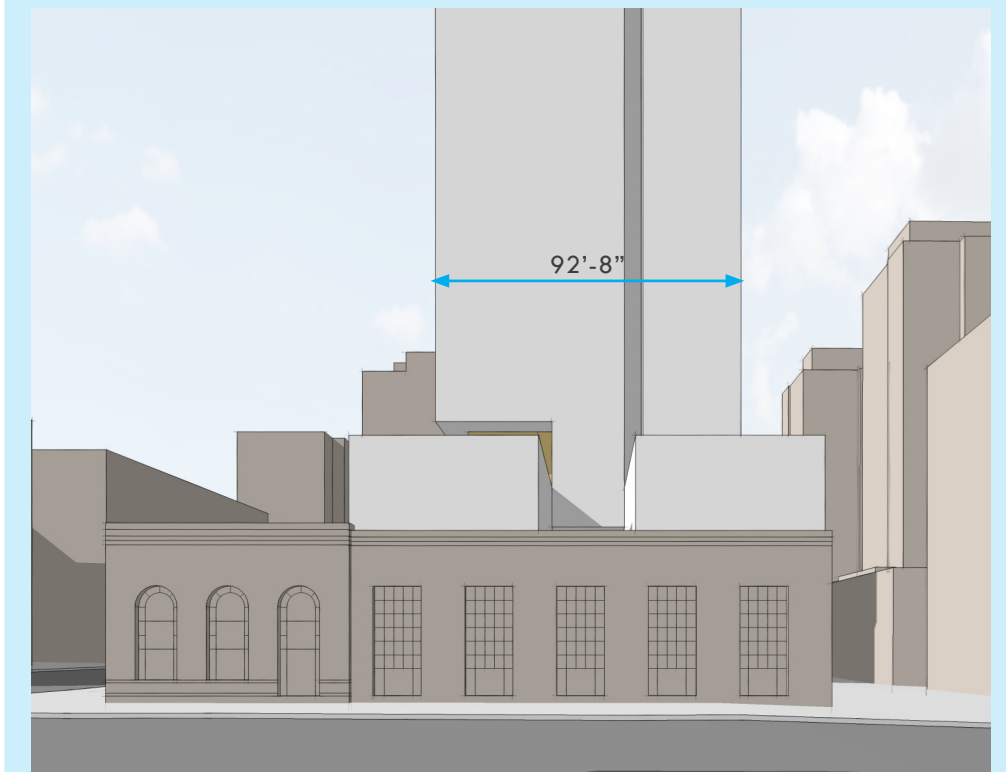
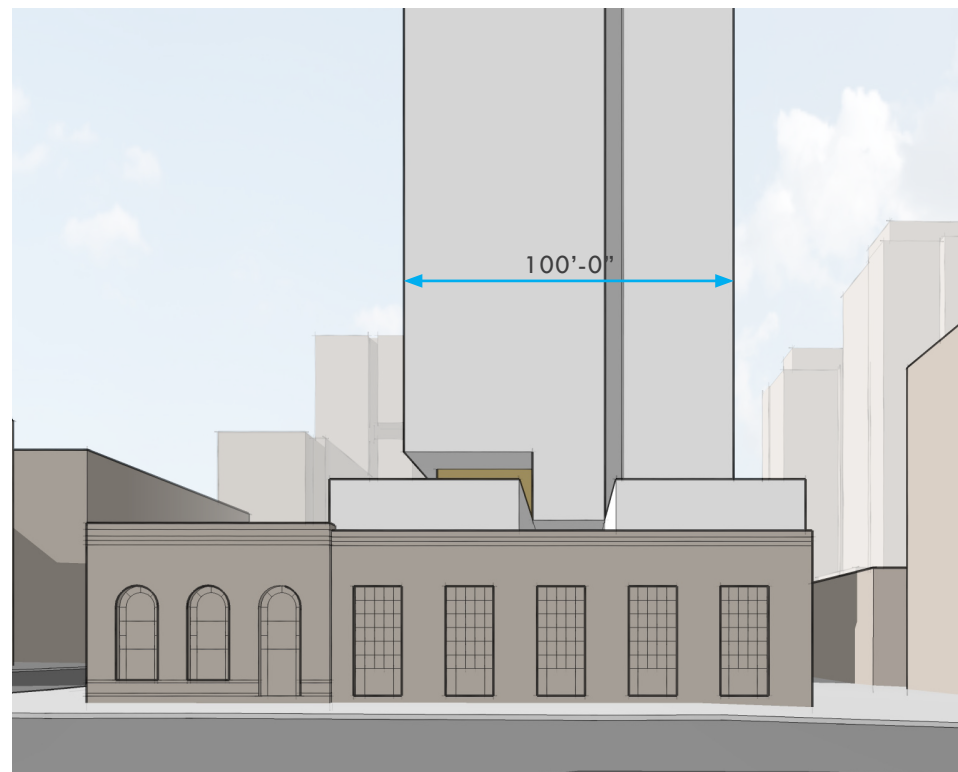
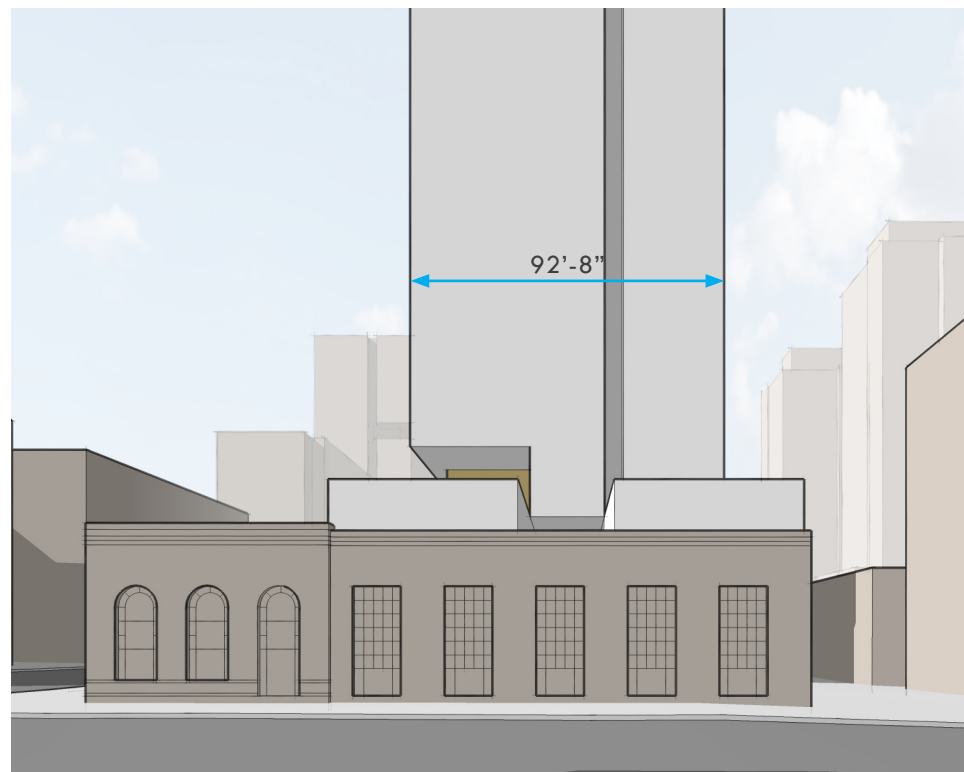
EDG #2 ALTERNATE PREFERRED

EDG #3 REVISED PREFERRED

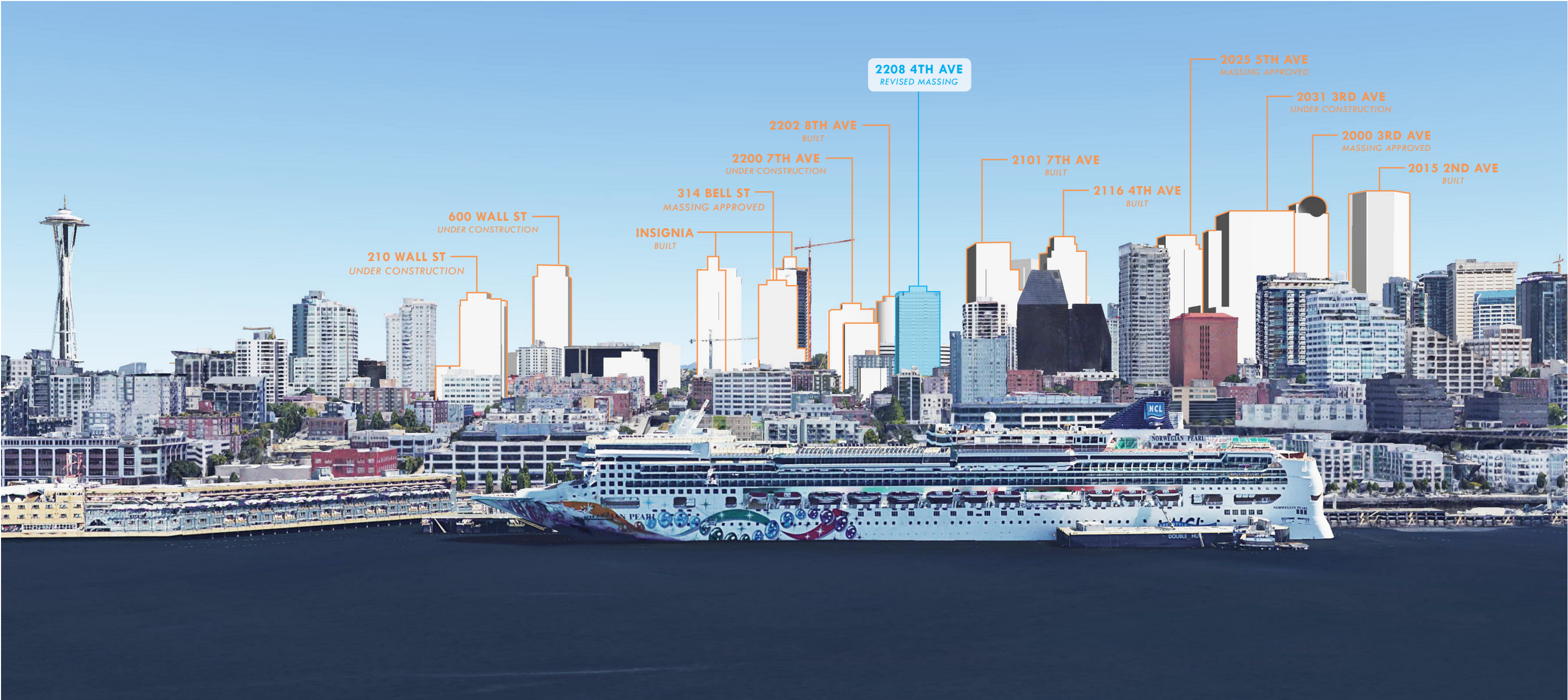
VIEW 2 - ACROSS 4TH



VIEW 3 - ACROSS BLANCHARD

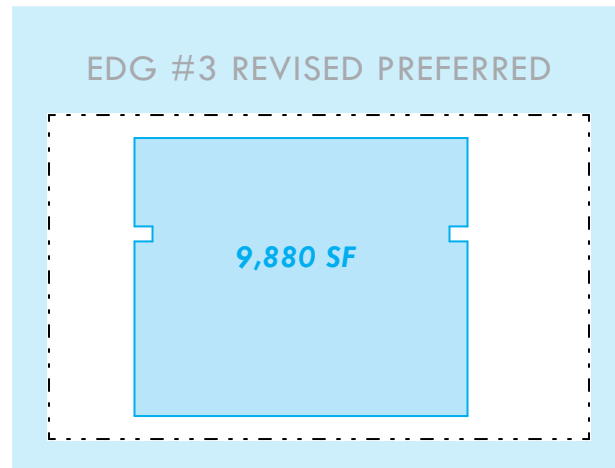


VIEW FROM THE WATER

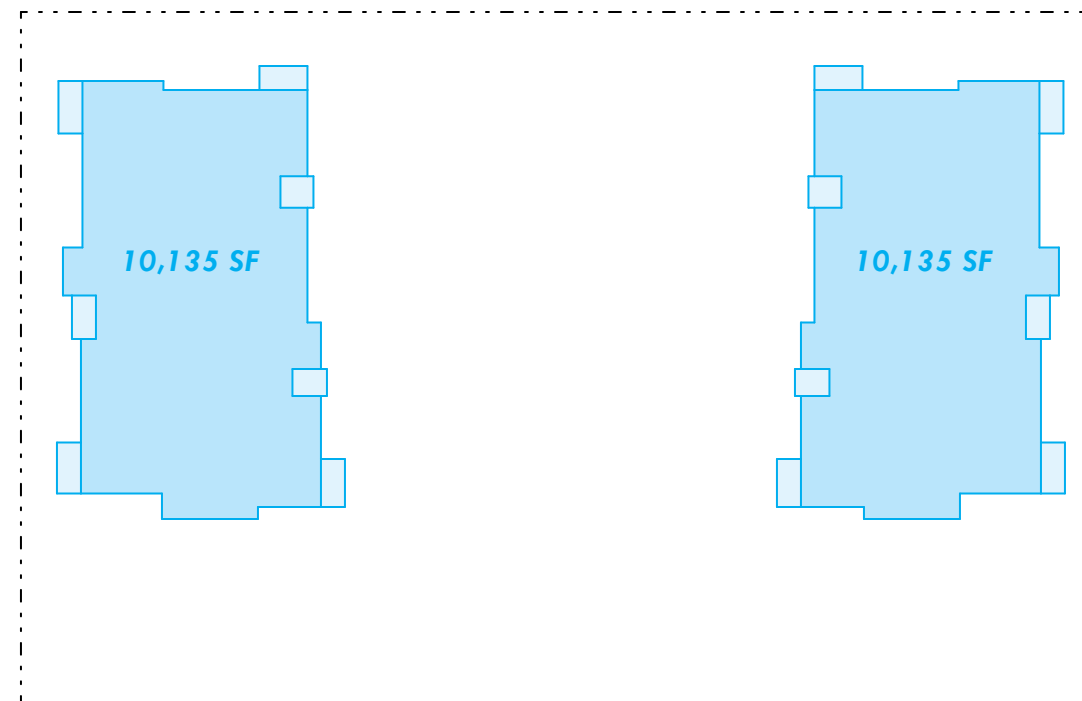


TOWER FLOOR PLATE COMPARISONS

The floor plates shown on these sheets illustrate all other towers over 145 feet in height, which have either been constructed or been issued a Master Use Permit within the past 10 years. This gives a sense of the context into which the proposed tower would integrate.



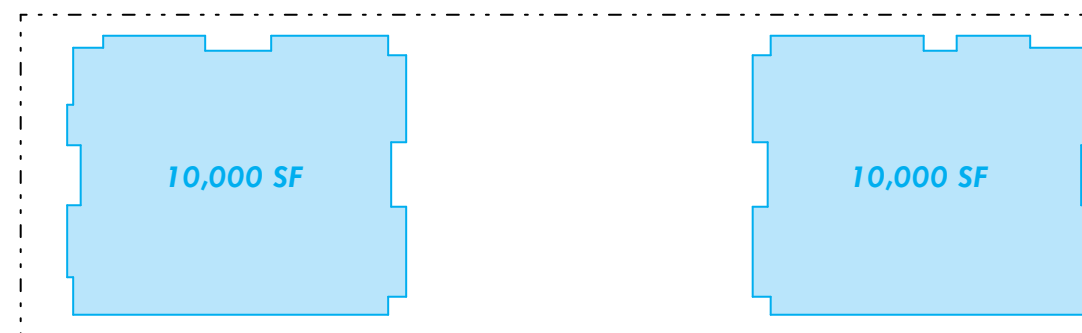
A INSIGNIA - 588 BELL ST
ZONING: DMC 240/290-440, HEIGHT: 400', USE: RESIDENTIAL, STATUS: BUILT



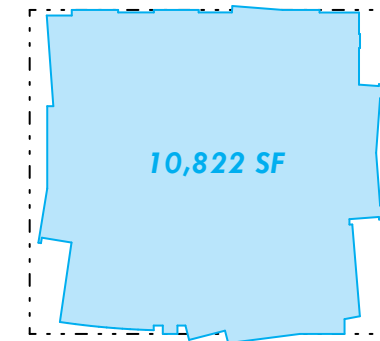
B 2301 7TH AVE
ZONING: DMC 240/290-440, HEIGHT: 400', USE: RESIDENTIAL, STATUS: MUP ISSUED



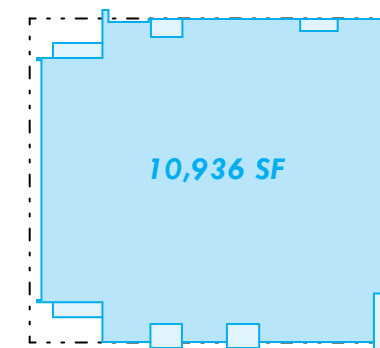
C VIA6 - 2121 6TH AVE
ZONING: DMC 340/290-440, HEIGHT: 240', USE: RESIDENTIAL, STATUS: BUILT



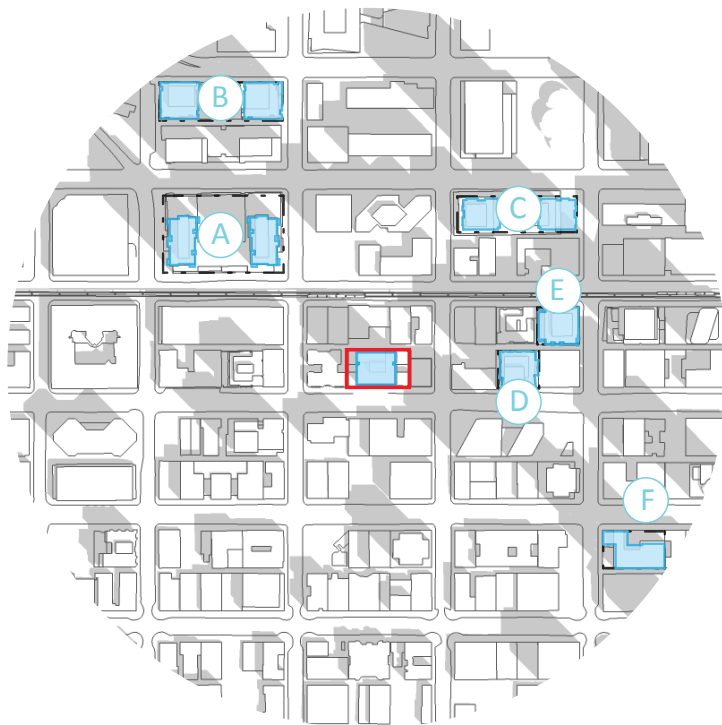
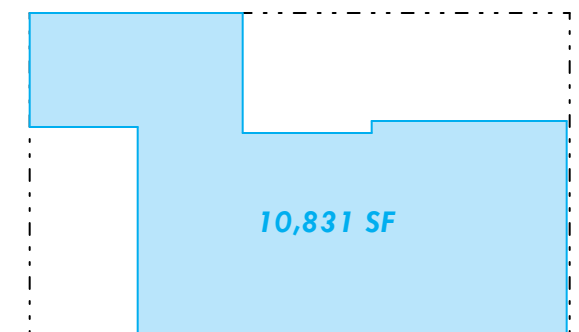
D 2116 4TH AVE
ZONING: DMC 240/290-440, HEIGHT: 400',
USE: RES., STATUS: BUILT



E 2105 5TH AVE
ZONING: DMC 240/290-440, HEIGHT: 365',
USE: RES., STATUS: BUILT



F 2031 3RD AVE
ZONING: DMC 240/290-440, HEIGHT: 400',
USE: RES., STATUS: MUP ISSUED



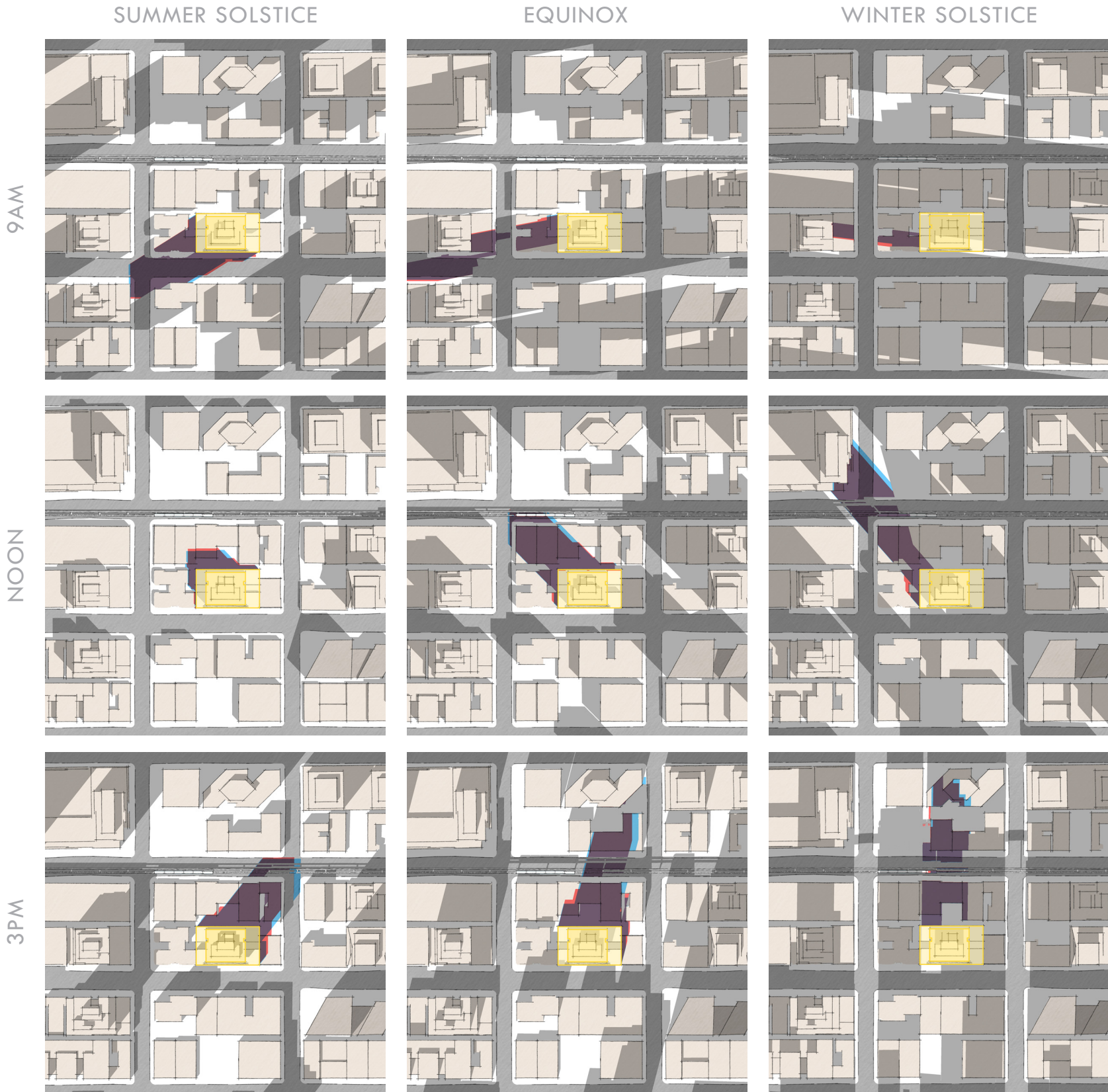
SHADOWING

The additional shadowing caused by the Preferred Options can be seen to be quite minor, and in many cases reducing the shadowing that would otherwise be caused by the larger bulk of the code compliant's lower levels.

- SHADOWED AREA - REVISED PREFERRED ONLY
- SHADOWED AREA - CODE COMPLIANT ONLY
- SHADOWED AREA - BOTH MASSES



REVISED PREFERRED VS CODE COMPLIANT



REVISED PREFERRED



OPTION C1 - REQUESTED DEVELOPMENT STANDARD DEPARTURES:

#	DEPARTURE	STANDARD	PROPOSED	BOARD HAS INDICATED PRELIMINARY SUPPORT FOR THESE DEPARTURES
1	Lot Coverage	Above 145' = 45%	53%	
2	Floor Size Limits	Above 145' = 8,800 sf	9,880 sf	
3	Maximum Width and Depth	Above 145' = 100'	111' (along 4th)	
4	Overhead Weather Protection	Maximum height = 15'	25'	
5	Facade Setback Limits	Maximum average = 5'	12'	

DEPARTURE #1 - LOT COVERAGE

Standard: **SMC 23.49.158.A:** DMR, coverage and floor size limits

Table A: Percentage coverage permitted by lot size:

Lot size 19,001-25,000 SF: Height >145' = 45% coverage

Proposed Design Departure:

To allow that portion of the tower above 145 feet to exceed the 45% lot coverage limit by 8%, allowing 53% lot coverage at 10,235 square feet.

DEPARTURE #2 - FLOOR SIZE LIMITS

Standard: **SMC 23.49.158.B:** DMR, coverage and floor size limits

Story size. Each story in portions of structures above 145 feet in height shall have a maximum gross floor area of 8,800 square feet.

Proposed Design Departure:

To allow that portion of the tower above 145 feet to exceed the maximum gross floor area of 8,800 square feet by 12%, allowing a gross floor area of 9,880 square feet.

DEPARTURE #3 - MAX WIDTH AND DEPTH

Standard: **SMC 23.49.164.A** - DMR, max width, depth and separation requirements

Table A: Maximum width and depth by lot size:

0-19,000 sf:

Height 65'-145' = 120' maximum width and depth

Height >145' = 100' maximum width and depth

Proposed Design Departure:

To allow that portion of the tower above 145 feet, in the direction of the Avenue, to exceed the maximum width dimension of 100 feet by 11%, for a total of 111 feet.

DEPARTURES #1, 2, & 3 - RATIONALE

The proposed departures allow for two primary design goals:

- To remove bulk from lower in the tower, and...
- To provide the simplified and streamlined tower massing that the Design Review Board has previously expressed support for

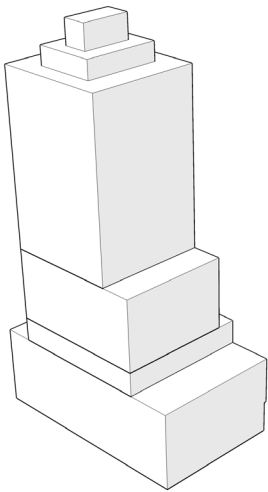
Supporting guidelines:

NEIGHBORHOOD PRIORITIES:

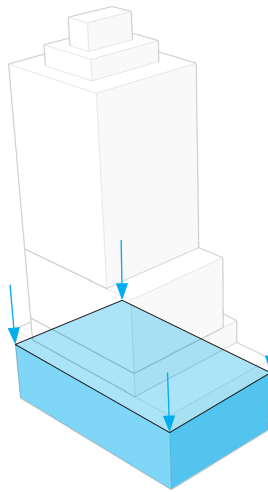
The Preservation and Enhancement of Existing Neighborhood Character

BELLTOWN DESIGN GUIDELINES:

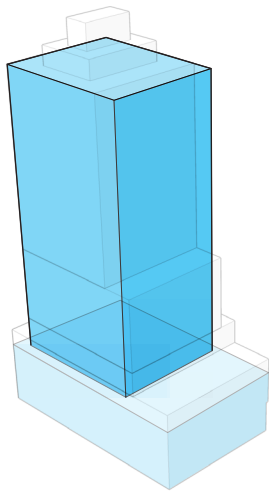
- A-2 - Enhance the Skyline
- B-1 - Respond to the Neighborhood Context
- B-2 - Create a Transition in Bulk & Scale
- B-4 - Design a Well-Proportioned & Unified Building



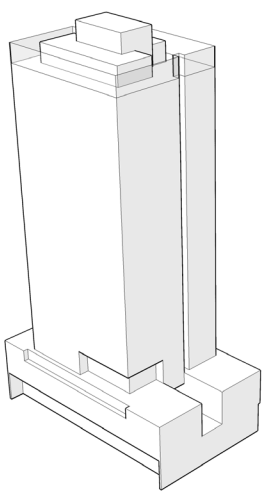
ZONING ENVELOPE



REMOVE LOWER BULK

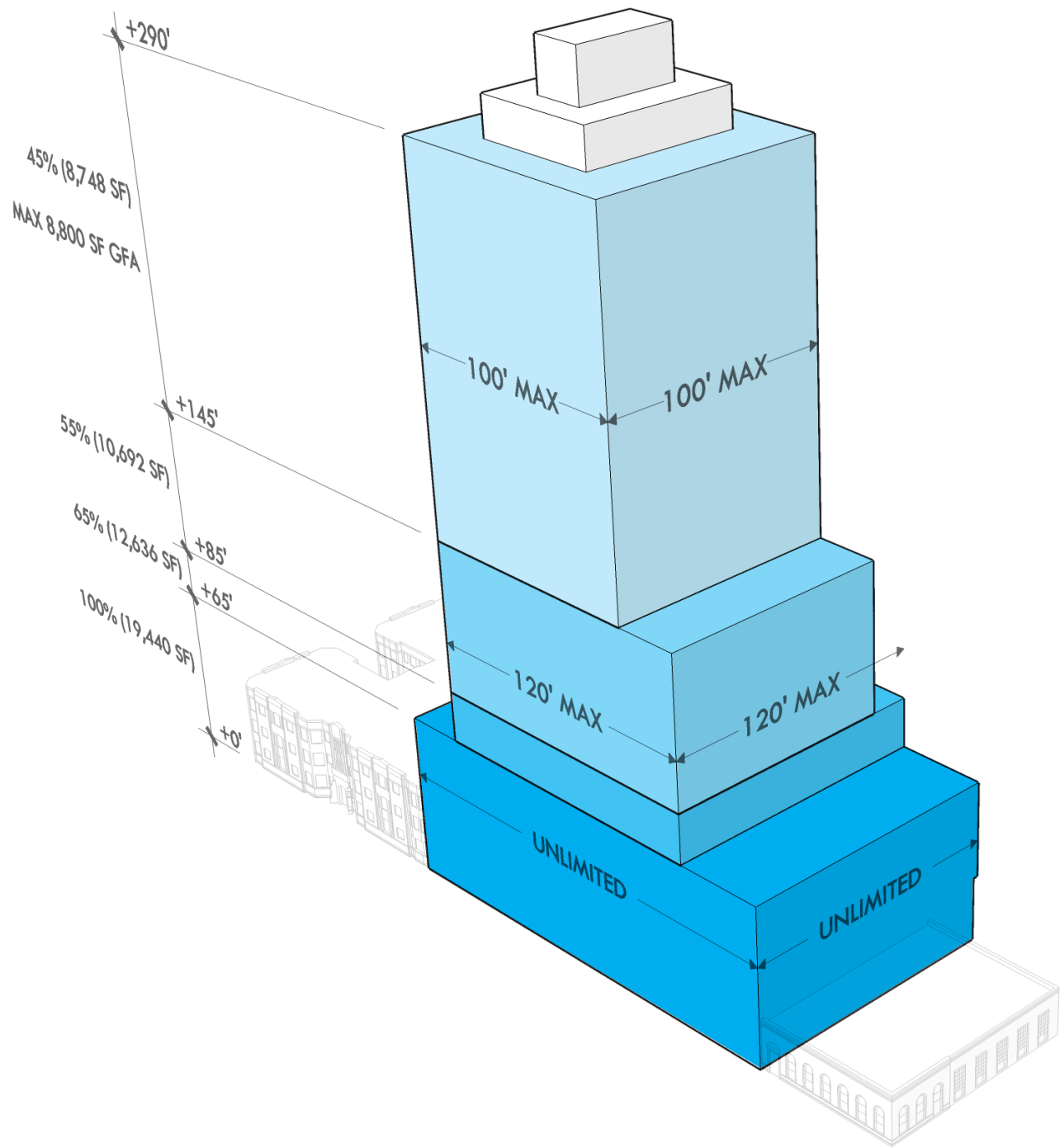


SIMPLIFY THE TOWER FORM

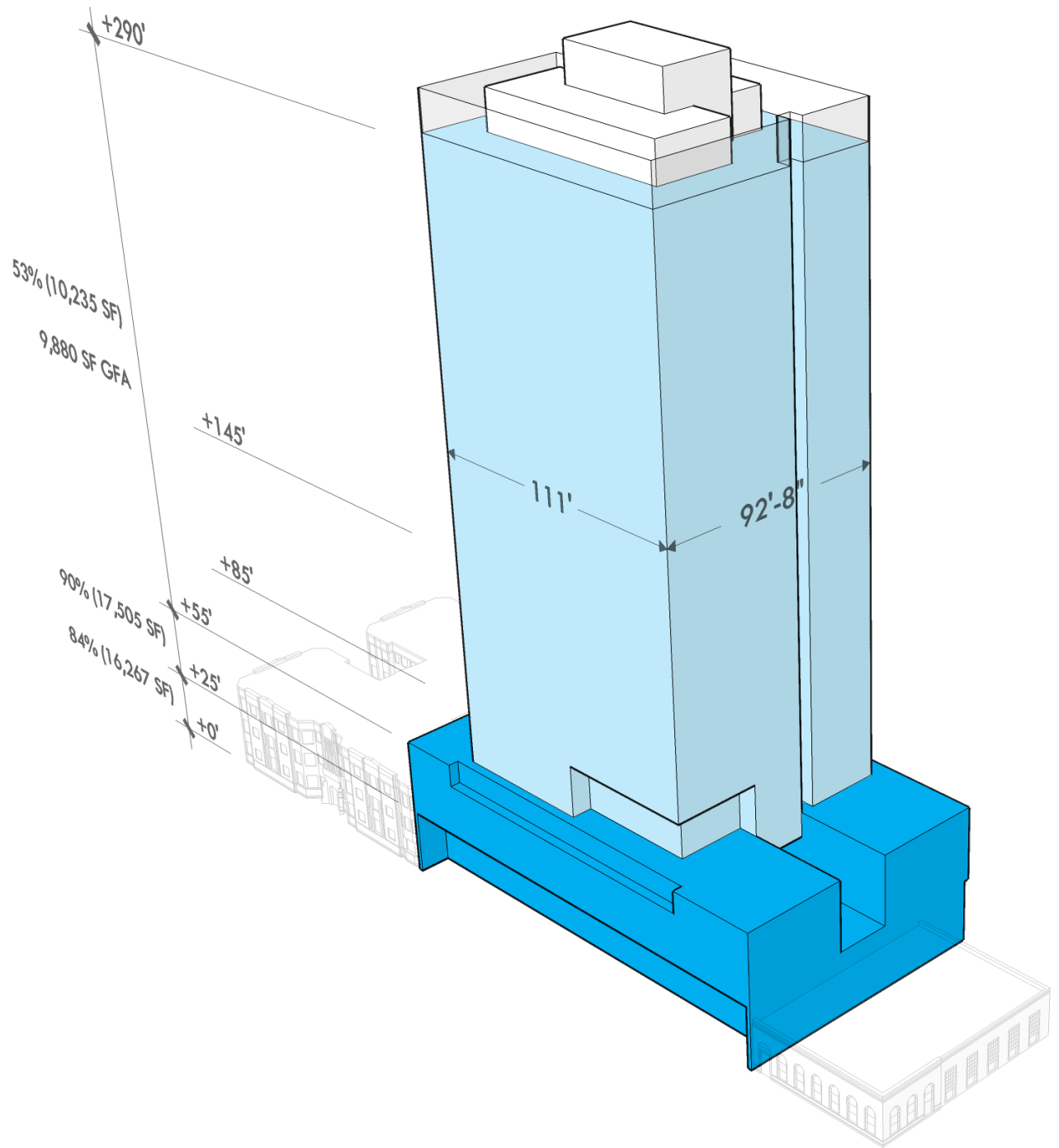


PROPOSED

ZONING ENVELOPE

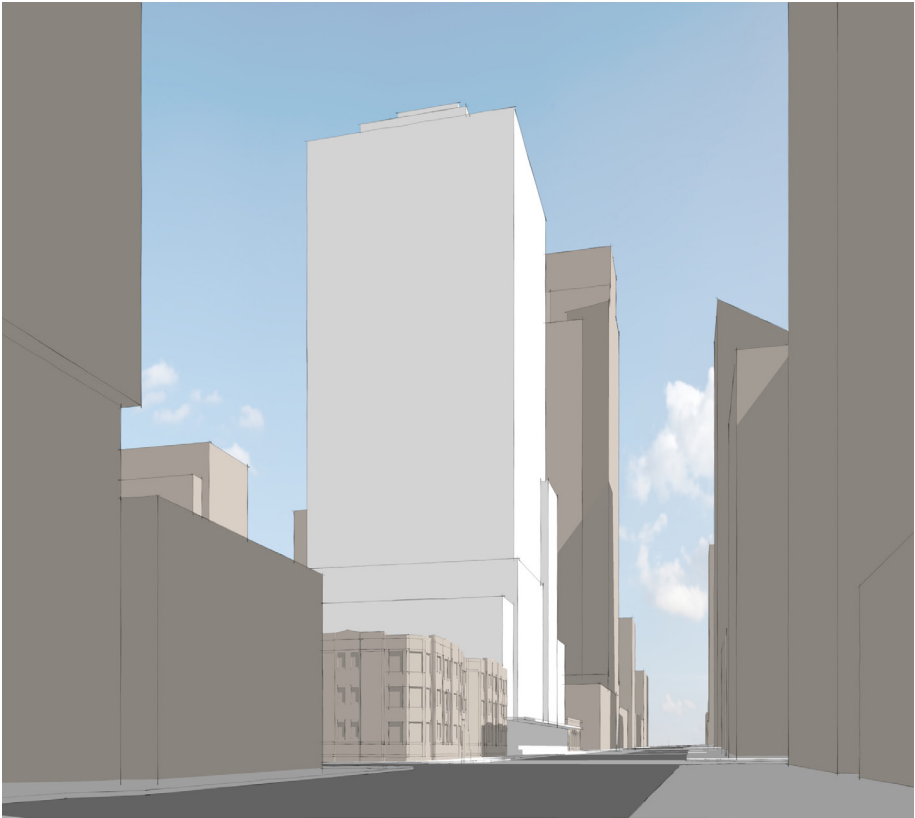


PROPOSED



DEPARTURES #1, 2, & 3 - COMPARATIVE MASSINGS

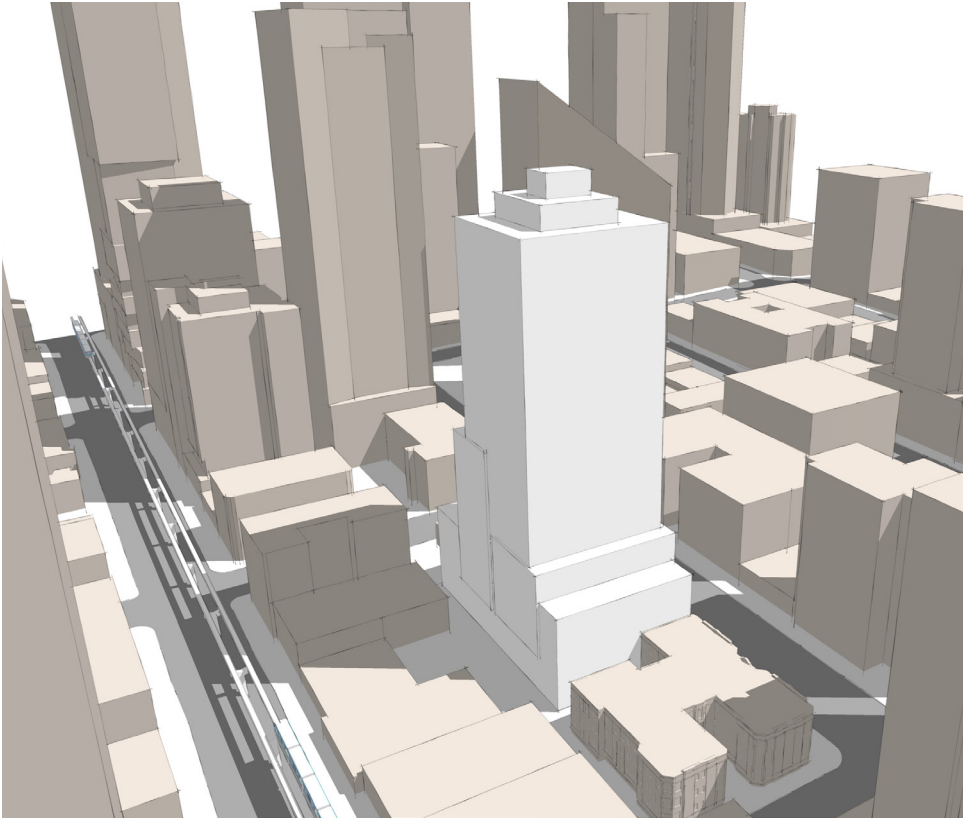
CODE COMPLIANT



VIEW SOUTH ON 4TH AVE



VIEW FROM 4TH AVE AND BELL ST LOOKING SOUTH



BIRDSEYE VIEW FROM NORTHEAST

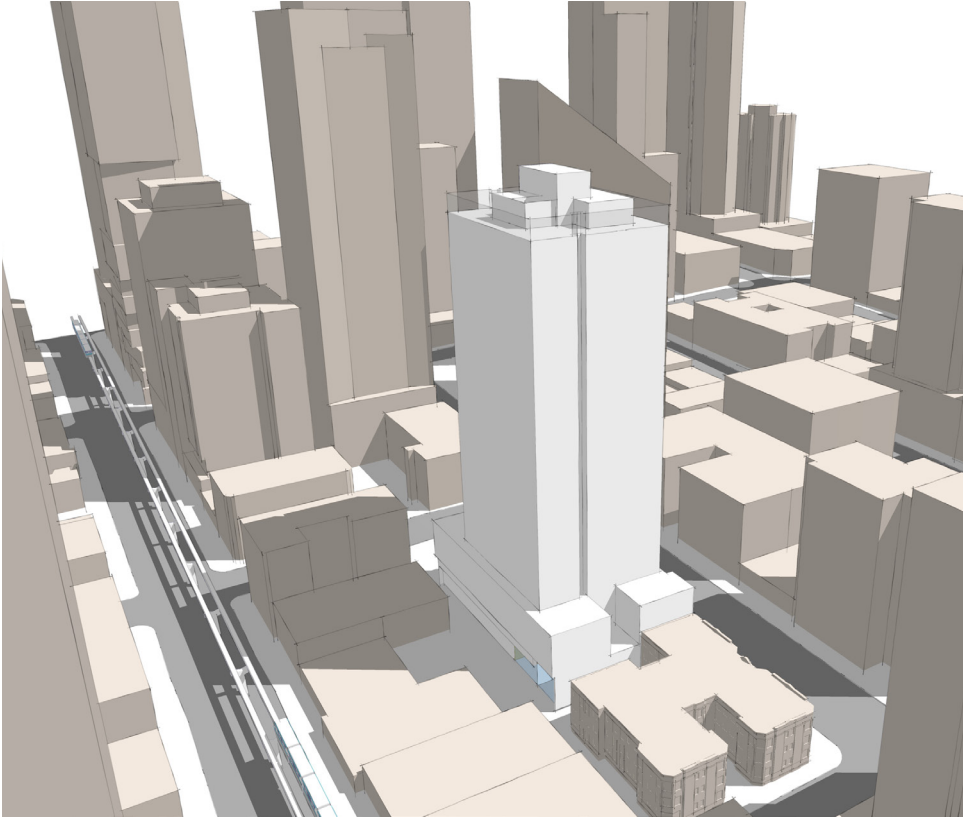
OPTION D - PREFERRED



VIEW SOUTH ON 4TH AVE



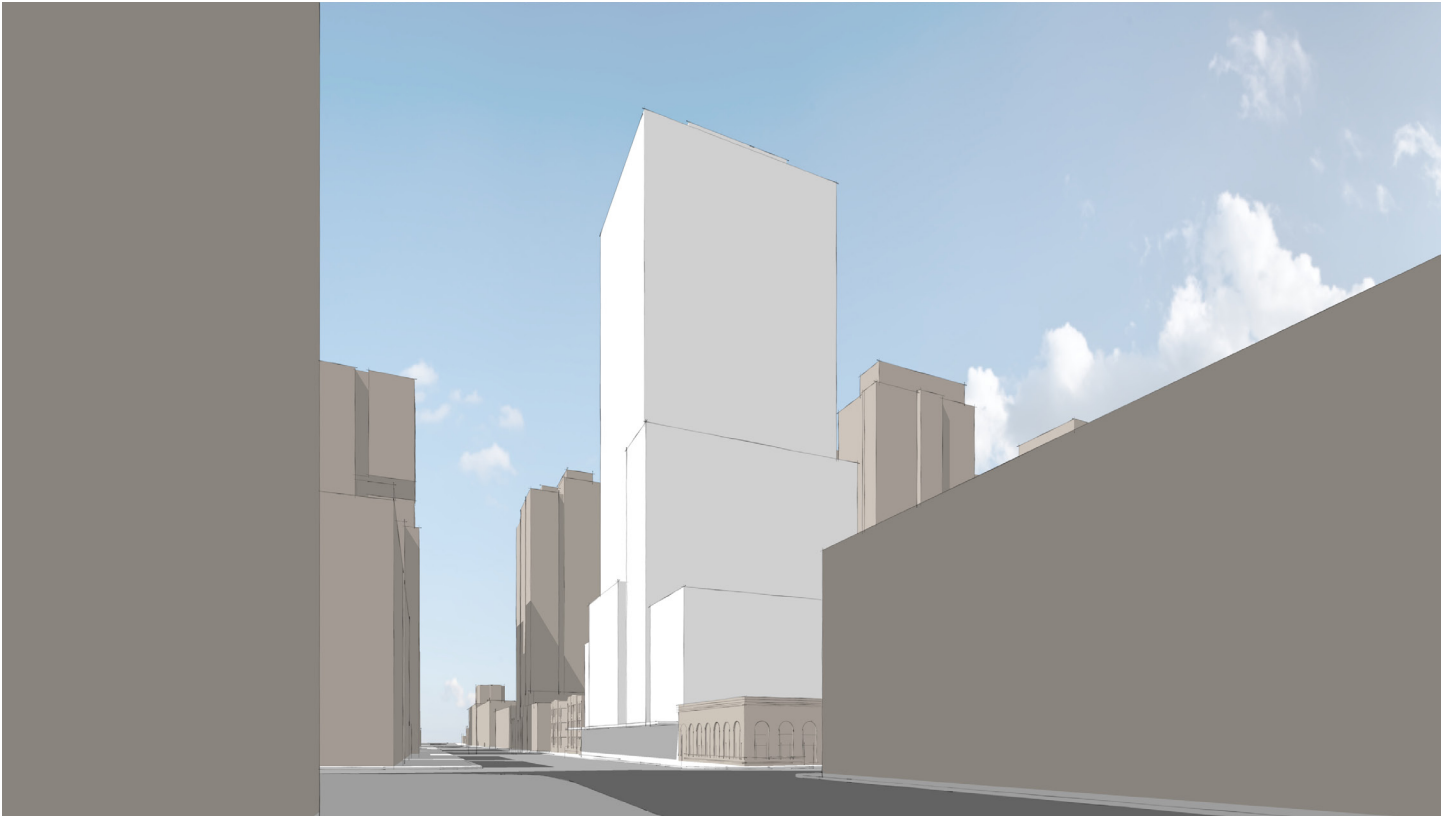
VIEW FROM 4TH AVE AND BELL ST LOOKING SOUTH



BIRDSEYE VIEW FROM NORTHEAST

DEPARTURES #1, 2, & 3 - COMPARATIVE MASSINGS (CONT'D)

CODE COMPLIANT

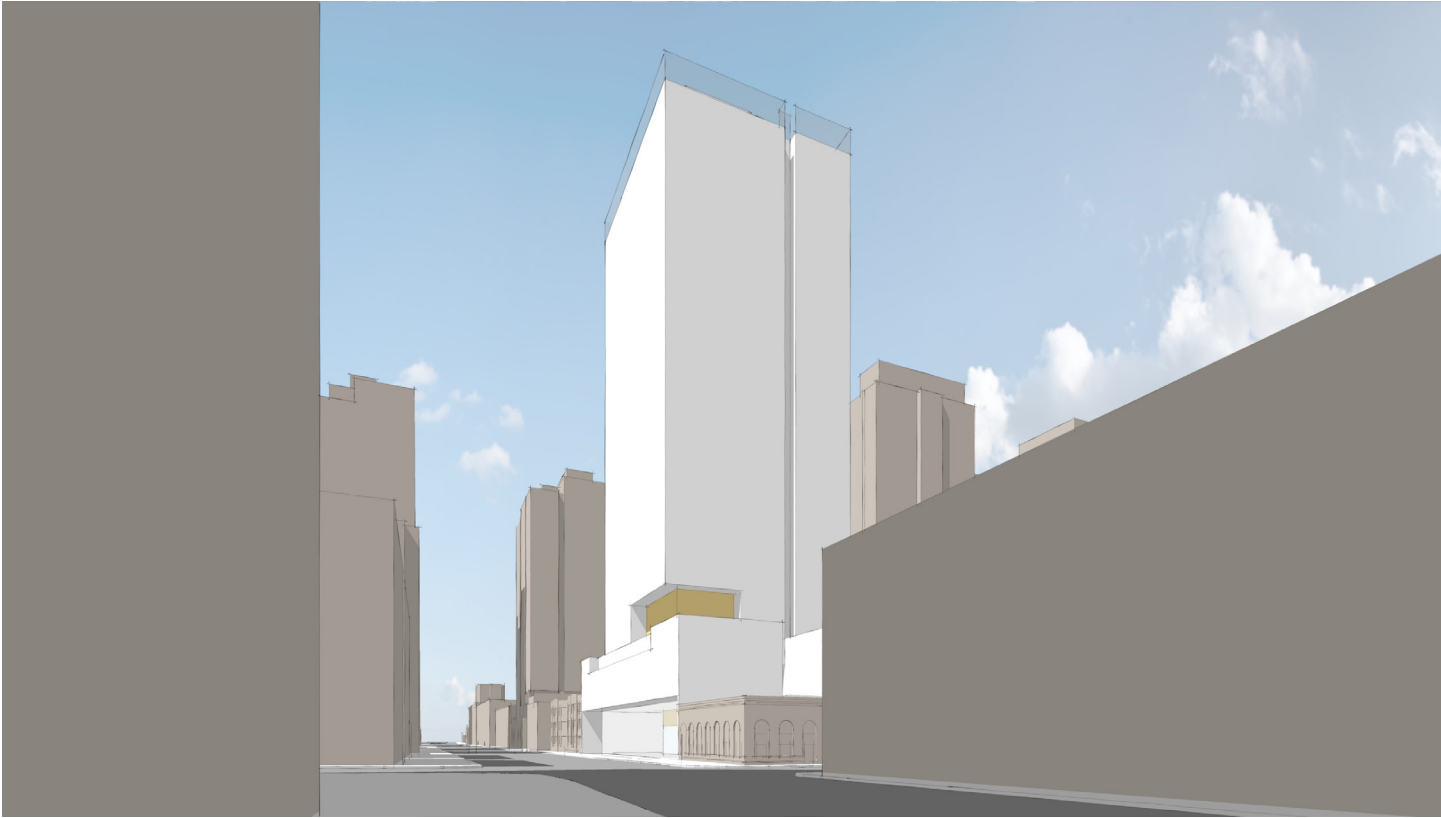


VIEW NORTH ON 4TH AVE

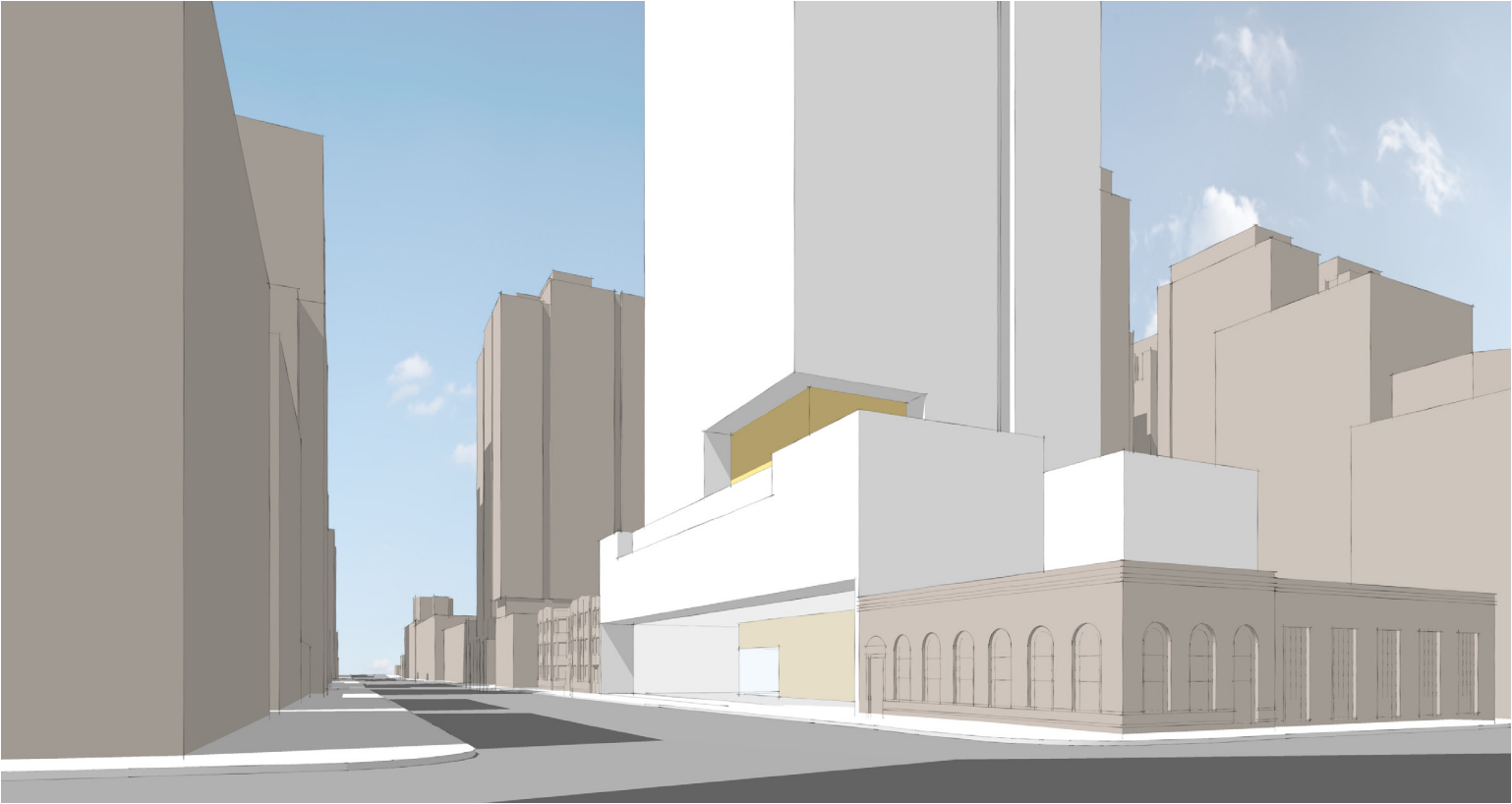


VIEW FROM 4TH AVE AND BLANCHARD ST LOOKING NORTH

OPTION D - PREFERRED



VIEW NORTH ON 4TH AVE



VIEW FROM 4TH AVE AND BLANCHARD ST LOOKING NORTH

DEPARTURE #4 - OVERHEAD WEATHER PROTECTION
PROTECTION (SUPPORTED AT EDG #2)

Standard:

SMC 23.49.018.D - The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.

Proposed Design Departure:

To allow overhead weather protection to be provided via a 25' high building overhang.

Rationale:

The proposed design incorporates overhead weather protection as an intentional element of the ground level experience. The added height lends a higher degree of transparency to the double-height retail and restaurant spaces programmed along the 4th Avenue frontage (Design Guideline PL3.C.2). In combination with the 12' setback, the taller overhead plane creates a scale that invites the neighborhood into the space, similar to Top Pot Doughnuts on 5th Ave, and allows for a more visible connection from the street to the alley (Design Guidelines C-5.a&f, DC3.A.1). Finally, by bringing the overhead weather protection entirely within the property line, we eliminate any interference with the mature existing street trees that are highly integral to the character of 4th Avenue (Design Guideline C-5.c). In evaluating the amount of coverage provided by using the Sound Transit standard rain angle of 15 degrees off of vertical, the proposed design yields a greater degree of coverage (5'-3") than the code compliant (4'-0").

Supporting guidelines:

BELTOWN DESIGN GUIDELINES:

NEIGHBORHOOD PRIORITY: A Vibrant, Pedestrian-Friendly Streetscape

C-5 - Encourage overhead weather protection. Overhead weather protection should be designed with consideration given to:

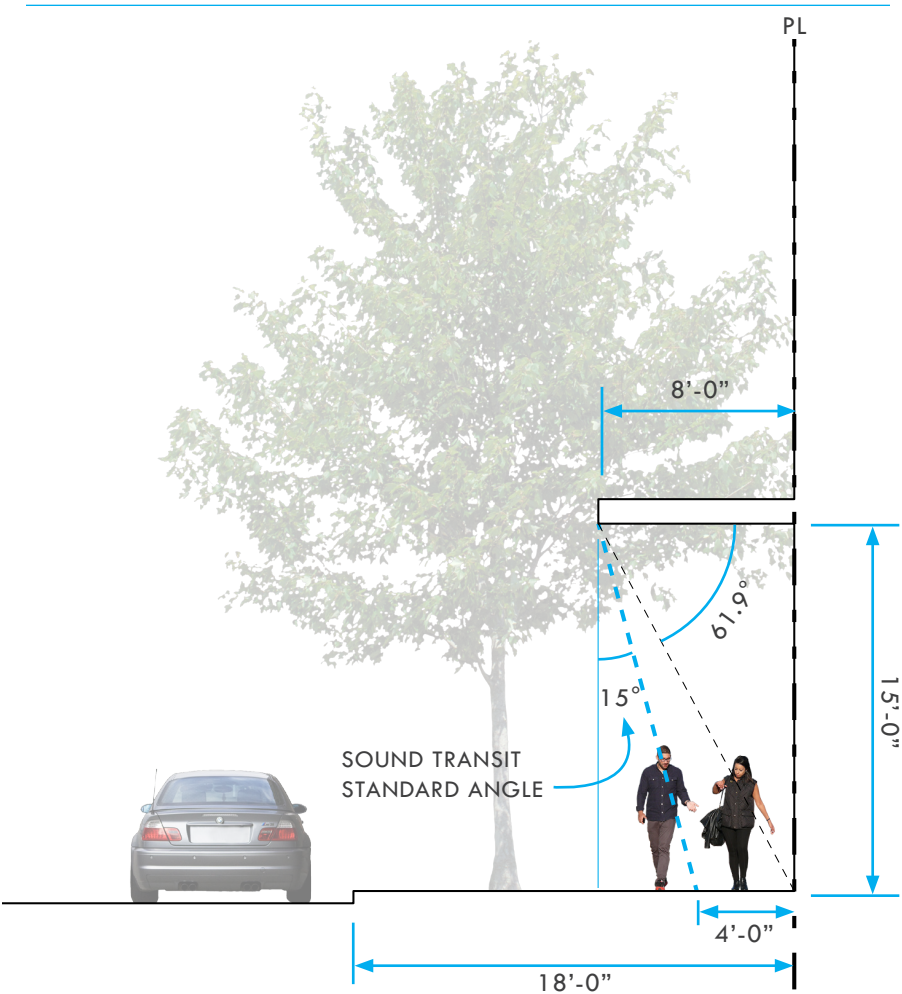
- a. the overall architectural concept of the building
- c. minimizing gaps in coverage
- f. the scale of the space defined by the height and depth of the weather protection

SEATTLE DESIGN GUIDELINES:

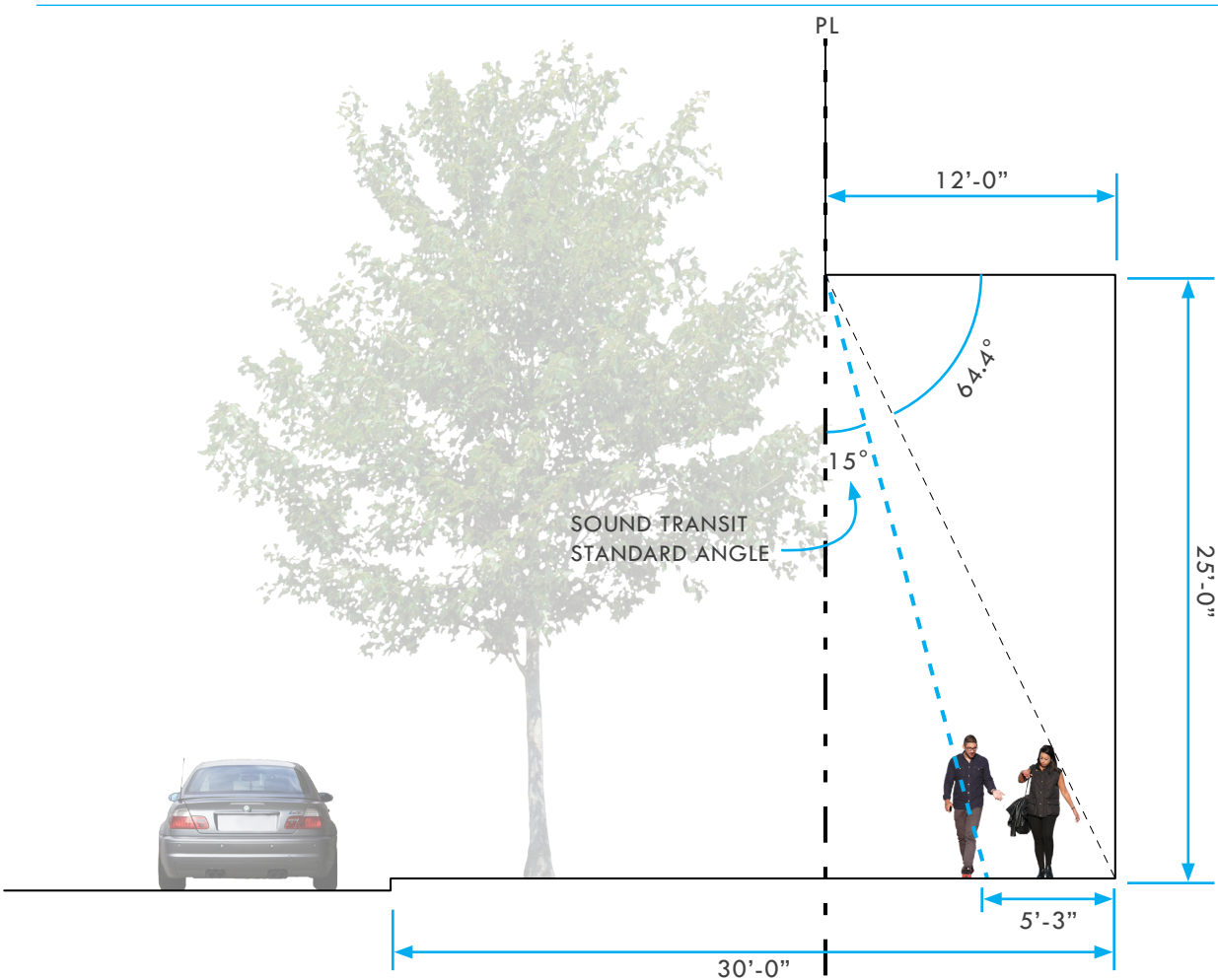
DC3.A.1 - Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate to each other

PL3.C.2 - Visibility: Maximize visibilty into the building interior

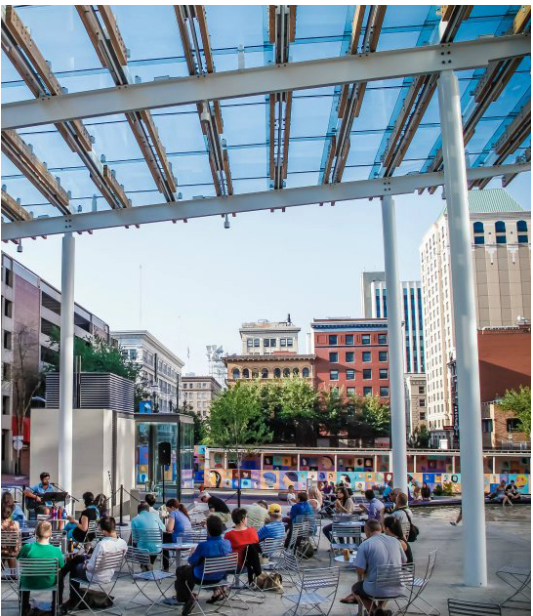
CODE COMPLIANT



PROPOSED



PRECEDENT EXAMPLES



DEPARTURE #5 - FACADE SETBACK LIMITS

(SUPPORTED AT EDG #2)

Standard:

SMC 23.49.162.B.2.a - The maximum area of all setbacks between the lot line and facade shall be limited according to an averaging technique. The maximum area of all setbacks along each street frontage of a lot shall not exceed the area determined by multiplying the averaging factor by the width of the street frontage of the structure along the street. The averaging factor shall be five (5) on Class I pedestrian streets.

Proposed Design Departure:

To allow the averaging factor to be increased to twelve (12), resulting in a 12 foot setback along from the property line along 4th Avenue.

Rationale:

Working in tandem with Departure Request #4 (Overhead Weather Protection), the proposed design integrates overhead weather protection by designing the building overhang above a 12' setback at street level. This approach offers several advantages: the uninterrupted and set back facade gestures a huge welcome to passersby, provides a spacious zone for retail spillout, and accommodates the use of the covered outdoor space to engage with the public realm. While outdoor seating may occupy this area during warmer months, the pedestrian path will remain clear of any permanent obstructions during the colder, rainier months of the year.

Supporting guidelines:

BELLTOWN DESIGN GUIDELINES:

NEIGHBORHOOD PRIORITY: **A Vibrant, Pedestrian-Friendly Streetscape**

C-1 - Promote pedestrian interaction. Consider configuring retail space to attract tenants with products or services that will **“spill-out” onto the sidewalk.**

SEATTLE DESIGN GUIDELINES:

PL1.A.2 - Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. **Consider features such as widened sidewalks.**

PL3.C.3 - Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. **Consider setting structures back from the street.**

